

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/2 Denman Avenue, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$825,000 & \$875,000

### Median sale price

Median price \$585,500 Property Type Unit Suburb St Kilda East

Period - From 01/07/2024 to 30/09/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/6 Charlotte PI ST KILDA 3182	\$858,500	27/11/2024
2	103/190 Alma Rd ST KILDA EAST 3183	\$830,000	26/06/2024
3	5/219-221 Alma Rd ST KILDA EAST 3183	\$825,000	19/06/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/12/2024 16:09



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$825,000 - \$875,000  
**Median Unit Price**  
September quarter 2024: \$585,500

## Comparable Properties



**7/6 Charlotte PI ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$858,500  
**Method:** Sold Before Auction  
**Date:** 27/11/2024  
**Property Type:** Townhouse (Res)



**103/190 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$830,000  
**Method:** Sold Before Auction  
**Date:** 26/06/2024  
**Property Type:** Apartment



**5/219-221 Alma Rd ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** Apartment

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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