

## 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

24/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

8/53 LANSDOWNE ROAD ST KILDA EAST VIC 3183	375500	20-Nov-23
12/1 CELESTE COURT ST KILDA EAST VIC 3183	368000	27-Oct-23
6/58 LANSDOWNE ROAD ST KILDA EAST VIC 3183	300000	22-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 01 March 2024



**8/53 LANSDOWNE ROAD ST  
KILDA EAST VIC 3183**

 1  1  1

Sold Price

**375500** Sold Date **20-Nov-23**

Distance **0.89km**



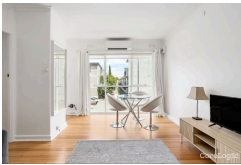
**12/1 CELESTE COURT ST KILDA  
EAST VIC 3183**

 1  1  1

Sold Price

**368000** Sold Date **27-Oct-23**

Distance **0.73km**



**6/58 LANSDOWNE ROAD ST  
KILDA EAST VIC 3183**

 1  1  1

Sold Price

<sup>RS</sup>**300000** <sup>UN</sup> Sold Date **22-Feb-24**

Distance **0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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