

# 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

3/155 Glen Eira 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)

Range between \$680,000 & \$720,000

### Median sale price

Median price \$627,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2023 to 31/12/2023 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	12A/50 Hotham St ST KILDA EAST 3183	\$780,000	18/12/2023
2	8/32 Hotham St ST KILDA EAST 3183	\$777,000	30/11/2023
3	1/76 Orrong Rd ELSTERNWICK 3185	\$740,000	02/12/2023

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:

30/01/2024 13:49



**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**12A/50 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$780,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** Apartment



**8/32 Hotham St ST KILDA EAST 3183 (REI)**

**Agent Comments**



**Price:** \$777,000

**Method:** Sold Before Auction

**Date:** 30/11/2023

**Property Type:** Apartment



**1/76 Orrong Rd ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$740,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** Apartment