

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 16/273 Orrong Road, 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)

Single price \$835,000 or range between &

## Median sale price

Median price \$592,000 Property type Unit Suburb St Kilda East

Period - From 01/10/2023 to 30/09/2024 Source REIV

## Comparable property sales

**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 3/139 Argyle St ST KILDA 3182	\$825,000	03/09/2024
2 2/21 Ashleigh Rd ARMADALE 3143	\$845,000	24/08/2024
3 3/14 Chapel St ST KILDA 3182	\$780,000	02/08/2024

This Statement of Information was prepared on: 28/11/2024