

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 5/323 Orrong Road, St Kilda East VIC 3183

Indicative selling price

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

Single price \$ or range between \$570,000 & \$625,000

Median sale price

Median price \$580,000 Property type Unit Suburb St Kilda East

Period - From 03/03/2024 to 02/03/2025 Source Property Data

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. 1/33 Fulton St, St Kilda East 3183	\$595,000	23/02/2025
2. 13/66 Westbury St, St Kilda East 3183	\$605,000	18/12/2024
3. 9/218 Alma Rd, St Kilda East 3183	\$605,000	14/12/2024