

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

10/331 Orrong Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$749,500

Median sale price

Median price \$599,500

Property type Unit

Suburb St Kilda East

Period - From 22/04/2023

to

21/04/2024

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
309/7 White St WINDSOR 3181	\$750,000	01/02/2024
3/22 Kooyong Rd CAULFIELD NORTH 3161	\$725,000	22/02/2024
11/109 Westbury St ST KILDA EAST 3183	\$702,000	13/04/2024

This Statement of Information was prepared on: 22/04/2024