

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

12/250 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$290,000

Median sale price

Median price

\$567,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2024

to

31/12/2024

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	6/58 Lansdowne Rd ST KILDA EAST 3183	\$307,000	20/02/2025
2	9/37 Hotham St ST KILDA EAST 3183	\$280,000	13/02/2025
3	7/250 Dandenong Rd ST KILDA EAST 3183	\$325,000	08/11/2024

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:

10/03/2025 12:23



1 bed 1 bath 1 car

Property Type: Strata Flat - Single
OYO Flat
Agent Comments

Indicative Selling Price
\$290,000
Median Unit Price
December quarter 2024: \$567,500

Comparable Properties



6/58 Lansdowne Rd ST KILDA EAST 3183 (REI)

1 bed 1 bath 1 car

Price: \$307,000
Method: Sold Before Auction
Date: 20/02/2025
Property Type: Apartment

Agent Comments
Older style complex, within 1km from
subject property, has car parking



9/37 Hotham St ST KILDA EAST 3183 (REI)

1 bed 1 bath 1 car

Price: \$280,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Agent Comments
Older style complex, smaller complex
and subject property has car parking



7/250 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

1 bed 1 bath 1 car

Price: \$325,000
Method: Private Sale
Date: 08/11/2024
Property Type: Unit

Agent Comments
Same complex, fully renovated, same
side of complex (lower level) has car
parking