

## 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

6/304 DANDENONG 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

12/340 DANDENONG ROAD ST KILDA EAST VIC 3183	\$685,000	11-Jul-24
6/35 HOTHAM STREET ST KILDA EAST VIC 3183	\$735,000	20-Oct-24
1/72 WESTBURY STREET ST KILDA EAST VIC 3183	\$680,000	23-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 18 November 2024

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**12/340 DANDENONG ROAD ST  
KILDA EAST VIC 3183**

2 1 1

Sold Price **\$685,000** Sold Date **11-Jul-24**

Distance **0.3km**



**6/35 HOTHAM STREET ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$735,000** <sup>UN</sup> Sold Date **20-Oct-24**

Distance **0.57km**



**1/72 WESTBURY STREET ST KILDA  
EAST VIC 3183**

2 1 2

Sold Price **\$680,000** Sold Date **23-Aug-24**

Distance **0.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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