Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/340a Dandenong Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000

Median sale price

Median price	\$585,500	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	01/04/2024	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	1/215 Alma Rd ST KILDA EAST 3183	\$595,000	24/04/2025
2	14/41-43 Alma Rd ST KILDA 3182	\$595,000	27/03/2025
3	G04/3 Raglan St ST KILDA EAST 3183	\$600,000	13/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/05/2025 12:43









Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2025: \$585,500

Comparable Properties



1/215 Alma Rd ST KILDA EAST 3183 (REI)

Price: \$595,000

Method: Sold Before Auction

Date: 24/04/2025

Property Type: Apartment

Agent Comments



14/41-43 Alma Rd ST KILDA 3182 (REI)

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Agent Comments

Price: \$595,000 Method: Private Sale Date: 27/03/2025 Property Type: Unit



G04/3 Ragian St ST KILDA EAST 3183 (REI)





Price: \$600,000

Method: Sold Before Auction

Date: 13/03/2025

Property Type: Apartment

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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