

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

173 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,638,000

Property type

House

Suburb

St Kilda East

Period-from

01 Mar 2023

to

29 Feb 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

162 ORRONG ROAD CAULFIELD NORTH VIC 3161	\$1,700,000	06-Feb-23
139 ORRONG ROAD ELSTERNWICK VIC 3185	-	15-Sep-23
10 GREEN STREET ST KILDA EAST VIC 3183	\$2,420,000	27-Nov-22

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: 04 March 2024



162 ORRONG ROAD CAULFIELD NORTH VIC 3161

Sold Price

\$1,700,000

Sold Date

06-Feb-23



4



2



2

Distance

0.12km



139 ORRONG ROAD ELSTERNWICK VIC 3185

Sold Price

- Sold Date

15-Sep-23



4



2



3

Distance

0.28km



10 GREEN STREET ST KILDA EAST VIC 3183

Sold Price

\$2,420,000

Sold Date

27-Nov-22



5



3



2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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