

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

2/1 Ravens Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

St Kilda East

Period - From

23/09/2024

to

22/09/2025

Source

Property Data

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	20/194 Alma Rd ST KILDA EAST 3183	\$405,000	29/08/2025
2	21A/10 Clifton St PRAHRAN 3181	\$429,000	20/08/2025
3	3/21 Redan St ST KILDA 3182	\$423,000	15/08/2025

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:

23/09/2025 08:38

**Rooms:** 2**Property Type:** Flat**Land Size:** 524.962 sqm approx**Agent Comments****Indicative Selling Price**

\$395,000 - \$430,000

Median Unit Price

23/09/2024 - 22/09/2025: \$580,000

Comparable Properties

**20/194 Alma Rd ST KILDA EAST 3183 (REI)****Agent Comments****Price:** \$405,000**Method:** Private Sale**Date:** 29/08/2025**Property Type:** Apartment**21A/10 Clifton St PRAHRAN 3181 (REI)****Agent Comments****Price:** \$429,000**Method:** Private Sale**Date:** 20/08/2025**Property Type:** Apartment**3/21 Redan St ST KILDA 3182 (REI)****Agent Comments****Price:** \$423,000**Method:** Private Sale**Date:** 15/08/2025**Property Type:** Apartment

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