

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

2/25 Redan Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$185,000 & \$200,000

Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

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	Price	Date of sale
1	7/254 Dandenong Rd ST KILDA EAST 3183	\$190,000	22/05/2025
2	2/38 Charnwood Rd ST KILDA 3182	\$240,000	13/03/2025
3	304/200 St Kilda Rd ST KILDA 3182	\$230,000	01/02/2025

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:

26/05/2025 15:36



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/254 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$190,000

Method: Private Sale

Date: 22/05/2025

Property Type: Apartment



2/38 Charnwood Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$240,000

Method: Sale

Date: 13/03/2025

Property Type: Strata Flat - Single OYO Flat



304/200 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$230,000

Method: Sale

Date: 01/02/2025

Property Type: Subdivided Flat - Single OYO Flat