

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

102/2b Hertford Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$695,000

&

\$735,000

Median sale price

Median price \$593,500

Property Type Unit

Suburb St Kilda East

Period - From 01/07/2024

to 30/06/2025

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	6/13 Fuller Rd RIPPONLEA 3185	\$713,500	01/08/2025
2	5/46 Orrong Cr CAULFIELD NORTH 3161	\$721,000	22/05/2025
3	603/8A Evergreen Mews ARMADALE 3143	\$720,000	31/03/2025

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:

26/08/2025 10:59



Property Type:

Agent Comments

Indicative Selling Price

\$695,000 - \$735,000

Median Unit Price

Year ending June 2025: \$593,500

Comparable Properties



6/13 Fuller Rd RIPPONLEA 3185 (REI)

Agent Comments



Price: \$713,500

Method: Sold Before Auction

Date: 01/08/2025

Property Type: Apartment



5/46 Orrong Cr CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$721,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: Apartment



603/8A Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 31/03/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336