

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 3/297 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb St Kilda East

Period - From 01/10/2024

to 30/09/2025

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	13/65 Westbury St ST KILDA EAST 3183	\$600,000	05/11/2025
2	5/40 Alexandra St ST KILDA EAST 3183	\$600,500	12/10/2025
3	12/64 Alexandra St ST KILDA EAST 3183	\$635,500	10/10/2025

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:

17/11/2025 15:55



2 1 2

Property Type: Apartment

Indicative Selling Price

\$639,000

Median Unit Price

Year ending September 2025: \$585,000

Comparable Properties



13/65 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Apartment



5/40 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$600,500

Method: Auction Sale

Date: 12/10/2025

Property Type: Apartment



12/64 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$635,500

Method: Sold Before Auction

Date: 10/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500