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

4/304 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$745,000	&	\$795,00	0				
Median sale pr	rice							
Median price	\$582,500	Property Type	Unit	Suburb	St Kilda East			
Period - From	01/04/2024	to 31/03/2025	Sc Sc	ource Propert	y 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.

Ad	dress of comparable property	Price	Date of sale
1	5/101 Alma Rd ST KILDA EAST 3183	\$835,000	25/03/2025
2	7/29b Hampden Rd ARMADALE 3143	\$890,000	17/03/2025
3	3/124 Balaclava Rd CAULFIELD NORTH 3161	\$780,000	16/03/2025

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:

01/04/2025 12:09





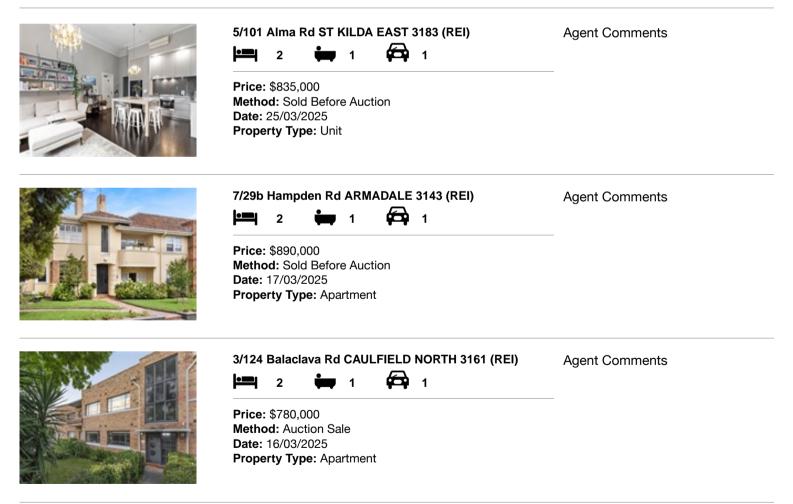




Property Type: Apartment Agent Comments

Indicative Selling Price \$745,000 - \$795,000 Median Unit Price 01/04/2024 - 31/03/2025: \$582,500

Comparable Properties



Account - Atria Real Estate



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