

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 between

\$745,000

&

\$795,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2024

to

31/03/2025

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	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



2 1 1

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



5/101 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$835,000

Method: Sold Before Auction

Date: 25/03/2025

Property Type: Unit



7/29b Hampden Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$890,000

Method: Sold Before Auction

Date: 17/03/2025

Property Type: Apartment



3/124 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 16/03/2025

Property Type: Apartment

Account - Atria Real Estate