

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

6/250 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda East

Period - From 06/11/2024 to 05/11/2025 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	1/130 Williams Rd PRAHRAN 3181	\$295,000	09/10/2025
2	5/5 Celeste Ct ST KILDA EAST 3183	\$305,000	06/09/2025
3	10/250 Dandenong rd ST KILDA EAST 3183	\$290,000	13/08/2025

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:

06/11/2025 13:07



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$280,000 - \$308,000
Median Unit Price
06/11/2024 - 05/11/2025: \$570,000

Comparable Properties



1/130 Williams Rd PRAHRAN 3181 (REI)

1 1 1

Agent Comments

Main Road, 1 x bedroom, car parking, renovated

Price: \$295,000
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment



5/5 Celeste Ct ST KILDA EAST 3183 (REI/VG)

1 1 -

Agent Comments

St Kilda East, no car, older style complex, smaller complex

Price: \$305,000
Method: Private Sale
Date: 06/09/2025
Property Type: Apartment



10/250 Dandenong rd ST KILDA EAST 3183 (REI/VG)

1 1 1

Agent Comments

Same complex, balcony, same size internally

Price: \$290,000
Method: Private Sale
Date: 13/08/2025
Property Type: Apartment