Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	6/250 Dandenong Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$570,000	Pro	perty Type Ur	it		Suburb	St Kilda East
Period - From	06/11/2024	to	05/11/2025	So	urce	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

Add	dress 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

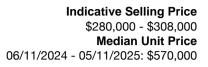
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 13:07
--	------------------





Simon Dale 0425771377 sdale@bigginscott.com.au





Property Type: Apartment

Agent Comments

Comparable Properties



1/130 Williams Rd PRAHRAN 3181 (REI)

Property Type: Apartment

Main Road, 1 x bedroom, car parking, renovated



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

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



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

Property Type: Apartment

Agent Comments

Agent Comments

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



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

Price: \$290,000





Agent Comments

Same complex, balcony, same size internally

Method: Private Sale Date: 13/08/2025

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.