Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

7/273 Orrong Road, St Kilda East Vic 3183
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Indicative selling price

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

Range between	\$760,000	&	\$830,000
0	·		· ,

Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	01/10/2024	to	30/09/2025	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/46 Westbury St ST KILDA EAST 3183	\$767,000	09/11/2025
2	8/97 Westbury St BALACLAVA 3183	\$770,000	14/10/2025
3	16/618 Inkerman Rd CAULFIELD NORTH 3161	\$785,000	18/09/2025

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:	10/11/2025 18:23









Indicative Selling Price \$760,000 - \$830,000 **Median Unit Price** Year ending September 2025: \$585,000

Comparable Properties



6/46 Westbury St ST KILDA EAST 3183 (REI)

Price: \$767,000 Method: Auction Sale Date: 09/11/2025

Property Type: Apartment

Agent Comments



8/97 Westbury St BALACLAVA 3183 (REI)

Agent Comments

Agent Comments

Price: \$770,000 Method: Private Sale Date: 14/10/2025

Property Type: Apartment



16/618 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Price: \$785,000

Method: Sold Before Auction

Date: 18/09/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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