

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 7/327 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Single price \$565,000

Median sale price

Median price \$574,500

Property Type Unit

Suburb St Kilda East

Period - From 01/01/2024

to 31/12/2024

Source 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	Price	Date of sale
1	30/28 Fulton St ST KILDA EAST 3183	\$580,000	10/02/2025
2	15/99 Alma Rd ST KILDA EAST 3183	\$570,000	01/02/2025
3	4/38 The Avenue BALACLAVA 3183	\$576,500	31/01/2025

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:

24/02/2025 15:49



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$565,000

Median Unit Price

Year ending December 2024: \$574,500

Comparable Properties



30/28 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
 1

Price: \$580,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment



15/99 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
 1

Price: \$570,000

Method: Private Sale

Date: 01/02/2025

Property Type: Apartment



4/38 The Avenue BALACLAVA 3183 (REI/VG)

Agent Comments

2
 1
 1

Price: \$576,500

Method: Private Sale

Date: 31/01/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372