# 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	
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Single price \$565,000

#### Median sale price

Median price	\$574,500	Pro	operty Type Unit	t	Suburb	St Kilda East
Period - From	01/01/2024	to	31/12/2024	Sourc	ce 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.

Ado	dress 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





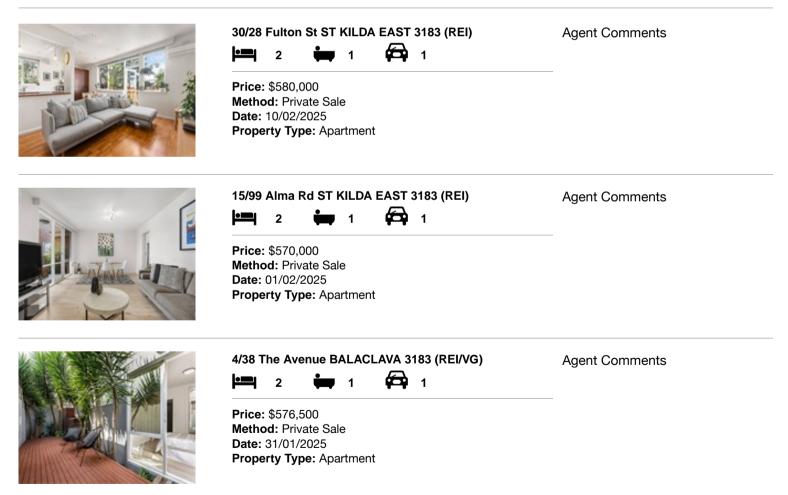




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$565,000 Median Unit Price Year ending December 2024: \$574,500

# **Comparable Properties**



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



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