

# 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 102/2 Denman Avenue, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb St Kilda East

Period - From 14/04/2025 to 13/04/2026 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	14/15 Milton St ELWOOD 3184	\$715,000	09/04/2026
2	1/39 Gourlay St BALACLAVA 3183	\$715,000	29/03/2026
3	G04/80 Westbury St BALACLAVA 3183	\$700,000	10/03/2026

**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: 14/04/2026 13:02



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
14/04/2025 - 13/04/2026: \$595,000

## Comparable Properties



**14/15 Milton St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$715,000  
**Method:** Sold Before Auction  
**Date:** 09/04/2026  
**Property Type:** Apartment



**1/39 Gourlay St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 29/03/2026  
**Property Type:** Unit



**G04/80 Westbury St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** Apartment

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