

# 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 293 Orrong Road, 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)

Single price  or range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,733,000 Property type House Suburb St Kilda East  
Period - From 23/09/2023 to 22/09/2024 Source pdol

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	27 & 27a Denman Av, St Kilda East VIC	\$1,460,000	21/08/2024
2	27 Hotham St, St Kilda East VIC	\$1,400,000	11/08/2024
3	208A Alma Rd, St Kilda East VIC	\$1,690,000	04/08/2024

This Statement of Information was prepared on: 23/09/2024

