

# 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

10/250 Dandenong 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

\$305,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2025

to

31/03/2025

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	26/250 Dandenong Rd ST KILDA EAST 3183	\$300,000	05/06/2025
2	24/5-9 Fulton St ST KILDA EAST 3183	\$305,000	20/05/2025
3	3/20 Loch Av ST KILDA EAST 3183	\$300,000	18/03/2025

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:

23/06/2025 15:08



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$305,000

**Median Unit Price**

March quarter 2025: \$605,000

## Comparable Properties



**26/250 Dandenong Rd ST KILDA EAST 3183 (REI)**

1 1 1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 05/06/2025

**Property Type:** Apartment

**Agent Comments**

Same complex ,renovated, car parking



**24/5-9 Fulton St ST KILDA EAST 3183 (REI)**

1 1 1

**Price:** \$305,000

**Method:** Private Sale

**Date:** 20/05/2025

**Property Type:** Apartment

**Agent Comments**

Renovated, 1 x bedroom, 0.31km from subject property



**3/20 Loch Av ST KILDA EAST 3183 (REI/VG)**

1 1 1

**Price:** \$300,000

**Method:** Private Sale

**Date:** 18/03/2025

**Property Type:** Apartment

**Agent Comments**

Renovated, no balcony, car parking

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140