Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10/250 Dandenong Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$305,000

Median sale price

Median price \$605,00	0 Pro	operty Type	Unit]	Suburb	St Kilda East
Period - From 01/01/2	025 to	31/03/2025	S	ource	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

Address of comparable property		1 1100	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

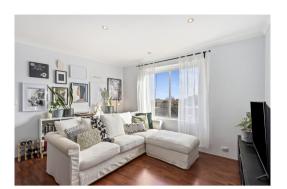


Date of sale



Simon Dale 0425771377 sdale@bigginscott.com.au

Indicative Selling Price \$305,000 **Median Unit Price** March quarter 2025: \$605,000



Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

Same complex ,renovated, car parking

Price: \$300,000 Method: Private Sale Date: 05/06/2025

Property Type: Apartment



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

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)



Agent Comments

Renovated, no balcony, car parking

Price: \$300,000 Method: Private Sale Date: 18/03/2025

Property Type: Apartment

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



