

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 29/250-252 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$260,000 & \$280,000

Median sale price

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

Period - From 01/01/2025 to 31/12/2025 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	21/79 Alma Rd ST KILDA 3182	\$270,000	15/01/2026
2	4/93 Grosvenor St BALACLAVA 3183	\$270,000	16/11/2025
3	32/5-9 Fulton St ST KILDA EAST 3183	\$273,500	24/09/2025

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: 26/02/2026 10:27

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Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$260,000 - \$280,000
Median Unit Price
 Year ending December 2025: \$595,000

Comparable Properties



21/79 Alma Rd ST KILDA 3182 (REI)

Agent Comments

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Price: \$270,000
Method: Private Sale
Date: 15/01/2026
Property Type: Apartment



4/93 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

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Price: \$270,000
Method: Private Sale
Date: 16/11/2025
Property Type: Unit



32/5-9 Fulton St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$273,500
Method: Private Sale
Date: 24/09/2025
Property Type: Unit