

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

24/250 Dandenong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$280,000 & \$305,000

Median sale price*

Median price \$316,000 Property Type Unit Suburb St Kilda East

Period - From 04/09/2024 to 03/09/2025 Source REA

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	10/87 Alma Rd ST KILDA EAST 3183	\$275,000	23/08/2025
2	20/130 Alma Rd ST KILDA EAST 3183	\$380,000	19/08/2025
3	10/250 Dandenong rd ST KILDA EAST 3183	\$290,000	13/08/2025

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:

03/09/2025 11:19



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$280,000 - \$305,000

Median Unit Price *

04/09/2024 - 03/09/2025: \$316,000

* Agent calculated median

Comparable Properties



10/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

1
 1
 1

Price: \$275,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Apartment



20/130 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

1
 1
 1

Price: \$380,000

Method: Private Sale

Date: 19/08/2025

Rooms: 2

Property Type: Apartment



10/250 Dandenong rd ST KILDA EAST 3183 (REI)

Agent Comments

1
 1
 1

Price: \$290,000

Method: Private Sale

Date: 13/08/2025

Property Type: Apartment

Account - Ray White Cheltenham | P: 03 9584 8288 | F: 03 9271 8999