

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

27/252 DANDENONG ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Flats

Suburb

St Kilda East

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

6/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183	\$302,000	16-Dec-25
106/196 ST KILDA ROAD ST KILDA VIC 3182	\$325,000	22-Feb-26
8/58 BARKLY STREET ST KILDA VIC 3182	\$310,000	16-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 05 June 2026



**6/250-252 DANDENONG ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

\$302,000

Sold Date

16-Dec-25

Distance

0km



**106/196 ST KILDA ROAD ST KILDA
VIC 3182**

1 1 1

Sold Price

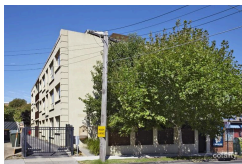
\$325,000

Sold Date

22-Feb-26

Distance

1.37km



**8/58 BARKLY STREET ST KILDA
VIC 3182**

1 1 -

Sold Price

\$310,000

Sold Date

16-Dec-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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