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	309 Orrong Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,645,000 Property Type House Suburb St Kilda East

Period - From 01/01/2022 to 31/03/2022 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	19 Lambert Rd CAULFIELD NORTH 3161	$2,450,000	05/12/2021
2	5 Montague Av ST KILDA EAST 3183	$2,340,000	20/03/2022
3	254 Alma Rd CAULFIELD NORTH 3161	$2,100,000	09/04/2022

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: 04/06/2022 11:47

309 Orrong Road, St Kilda East Vic 3183

KAY&BURTON



3 1 2

Property Type: House
Land Size: 564 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
March quarter 2022: $1,645,000

Comparable Properties



19 Lambert Rd CAULFIELD NORTH 3161 (VG)

3 - -

Agent Comments

Price: $2,450,000
Method: Sale
Date: 05/12/2021
Property Type: House (Res)
Land Size: 582 sqm approx



5 Montague Av ST KILDA EAST 3183 (REI/VG)

3 2 1

Agent Comments

Price: $2,340,000
Method: Auction Sale
Date: 20/03/2022
Property Type: House (Res)
Land Size: 529 sqm approx



254 Alma Rd CAULFIELD NORTH 3161 (REI)

3 2 2

Agent Comments

Price: $2,100,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

REIV THE DIFFERENCE

propertydata .com.au

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