### 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

2/25 Redan Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$185,000		&		\$200,000				
Median sale price									
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7/254 Dandenong Rd ST KILDA EAST 3183	\$190,000	22/05/2025
2	2/38 Charnwood Rd ST KILDA 3182	\$240,000	13/03/2025
3	304/200 St Kilda Rd ST KILDA 3182	\$230,000	01/02/2025

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:

26/05/2025 15:36



## BigginScott

James Burne





Agent Comments

Property Type: Strata Unit/Flat

9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$185,000 - \$200,000 Median Unit Price Year ending March 2025: \$520,000

# **Comparable Properties**

	7/254 Dandenong Rd ST KILDA EAST 3183 (REI) 1 1 1 - Price: \$190,000 Method: Private Sale Date: 22/05/2025 Property Type: Apartment	Agent Comments
REVMAX	2/38 Charnwood Rd ST KILDA 3182 (VG) 1  Price: \$240,000 Method: Sale Date: 13/03/2025 Property Type: Strata Flat - Single OYO Flat	Agent Comments
	304/200 St Kilda Rd ST KILDA 3182 (VG) 1 →	Agent Comments

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



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