

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 between \$185,000

&

\$200,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2024

to

31/03/2025

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	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

James Burne

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Indicative Selling Price

\$185,000 - \$200,000

Median Unit Price

Year ending March 2025: \$520,000

**Property Type:** Strata Unit/Flat

Agent Comments

Comparable Properties

**7/254 Dandenong Rd ST KILDA EAST 3183 (REI)**

Agent Comments

**Price:** \$190,000**Method:** Private Sale**Date:** 22/05/2025**Property Type:** Apartment**2/38 Charnwood Rd ST KILDA 3182 (VG)**

Agent Comments

**Price:** \$240,000**Method:** Sale**Date:** 13/03/2025**Property Type:** Strata Flat - Single OYO Flat**304/200 St Kilda Rd ST KILDA 3182 (VG)**

Agent Comments

**Price:** \$230,000**Method:** Sale**Date:** 01/02/2025**Property Type:** Subdivided Flat - Single OYO Flat

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