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	2/4 Wando Grove, St Kilda East VIC 3183

Indicative selling price

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

Range between $225,000 & $245,000

Median sale price

Median price $563,000 Property Type Unit Suburb St Kilda East

Period - From 03/08/2025 to 02/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
27/24-26 Lansdowne Road St Kilda East VIC 3183	$210,000	29/09/2025
15/5-9 Fulton Street St Kilda East VIC 3183	$290,000	05/11/2025
21/79 Alma Road St Kilda VIC 3182	$270,000	15/01/2026

This Statement of Information was prepared on: 03/02/2026