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	10 Boondara Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,711,250 Property Type House Suburb St Kilda East

Period - From 01/04/2022 to 31/03/2023 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	3 Wilgah St ST KILDA EAST 3183	$1,675,000	11/05/2023
2	19 Havelock St ST KILDA 3182	$1,660,000	04/03/2023
3	18 Myrtle St ST KILDA EAST 3183	$1,650,000	01/04/2023

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: 21/06/2023 15:31

10 Boondara Grove, St Kilda East Vic 3183



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending March 2023: $1,711,250

Comparable Properties



3 Wilgah St ST KILDA EAST 3183 (REI)

3 1 1

Price: $1,675,000
Method: Sold Before Auction
Date: 11/05/2023
Property Type: House (Res)

Agent Comments



19 Havelock St ST KILDA 3182 (REI/VG)

3 1 2

Price: $1,660,000
Method: Private Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 285 sqm approx

Agent Comments



18 Myrtle St ST KILDA EAST 3183 (REI/VG)

3 2 -

Price: $1,650,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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