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	16 Attley Grove, St Kilda East Vic 3183

Indicative selling price

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

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

Median sale price

Median price $1,650,000 Property Type House Suburb St Kilda East

Period - From 01/04/2026 to 30/06/2026 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	317 Orrong Rd ST KILDA EAST 3183	$2,150,000	14/05/2026
2	25 Chusan St BALACLAVA 3183	$1,821,000	10/04/2026
3	95 Grosvenor St BALACLAVA 3183	$2,170,000	21/03/2026

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: 08/09/2026 09:10

16 Attley Grove, St Kilda East Vic 3183

JellisCraig



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
June quarter 2026: $1,650,000

Comparable Properties



317 Orrong Rd ST KILDA EAST 3183 (REI/VG)

3 2 2

Price: $2,150,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)
Land Size: 568 sqm approx

Agent Comments



25 Chusan St BALACLAVA 3183 (REI/VG)

4 2 1

Price: $1,821,000
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 227 sqm approx

Agent Comments



95 Grosvenor St BALACLAVA 3183 (REI/VG)

4 2 1

Price: $2,170,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 355 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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