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	5/26 WILGAH STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$488,000	&	$536,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$578,500	Property type	Unit	Suburb	St Kilda East
Period-from	01 Jun 2025	to	31 May 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 6 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
2/14 CARDIGAN STREET ST KILDA EAST VIC 3183	$537,500	23-Feb-26
3/390 INKERMAN STREET ST KILDA EAST VIC 3183	$500,000	13-Feb-26
10/40 ALEXANDRA STREET ST KILDA EAST VIC 3183	$535,000	07-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 29 June 2026

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2/14 CARDIGAN STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **$537,500** Sold Date **23-Feb-26**

Distance **0.26km**



3/390 INKERMAN STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **$500,000** Sold Date **13-Feb-26**

Distance **0.27km**



10/40 ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price **$535,000** Sold Date **07-Apr-25**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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