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	9 Shirley Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $1,733,000 Property Type House Suburb St Kilda East

Period - From 01/07/2023 to 30/06/2024 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	24a Kambea Gr CAULFIELD NORTH 3161	$2,370,000	07/04/2024
2	243 Alma Rd ST KILDA EAST 3183	$2,350,000	01/04/2024
3	6 Alston Gr ST KILDA EAST 3183	$2,435,000	24/03/2024

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: 06/08/2024 16:17

9 Shirley Grove, St Kilda East Vic 3183



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending June 2024: $1,733,000

Comparable Properties



24a Kambea Gr CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $2,370,000
Method: Auction Sale
Date: 07/04/2024
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



243 Alma Rd ST KILDA EAST 3183 (REI/VG)

5 4 4

Price: $2,350,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 623 sqm approx

Agent Comments



6 Alston Gr ST KILDA EAST 3183 (REI/VG)

3 2 2

Price: $2,435,000
Method: Auction Sale
Date: 24/03/2024
Property Type: House (Res)
Land Size: 704 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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