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	16/4a Wando Grove, St Kilda East VIC 3183

Indicative selling price

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

Range between $600,000 & $630,000

Median sale price

Median price $565,000 Property Type Unit Suburb St Kilda East

Period - From 03/08/2024 to 02/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
9/218 Alma Road St Kilda East VIC 3183	$605,000	14/12/2024
6/74 Alexandra Street St Kilda East VIC 3183	$639,000	08/12/2024
4/10-12 Blenheim Street Balaclava VIC 3183	$620,000	21/01/2025

This Statement of Information was prepared on: 03/02/2025