

# 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

5/45 Wilgah Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,007,500

Property Type Townhouse

Suburb St Kilda East

Period - From 28/07/2024

to

27/07/2025

Source Property Data

### 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 | 14/39 Balston St BALACLAVA 3183       | \$1,110,000 | 28/06/2025   |
| 2 | 2/39 Balston St BALACLAVA 3183        | \$1,100,000 | 15/05/2025   |
| 3 | 4/248 Dandenong Rd ST KILDA EAST 3183 | \$1,040,000 | 03/04/2025   |

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:

28/07/2025 15:46