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	4/3 Wando Grove, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 & \$570,000	Range between	\$550,000	&	\$570,000
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Median sale price

Median price	\$605,000	Pro	perty Type Uni	t		Suburb	St Kilda East
Period - From	01/01/2025	to	31/03/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	5/2a Ravens Gr ST KILDA EAST 3183	\$570,000	28/04/2025
2	11/5 Lansdowne Rd ST KILDA EAST 3183	\$565,000	08/04/2025
3	7/215 Alma Rd ST KILDA EAST 3183	\$551,000	22/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/06/2025 23:36





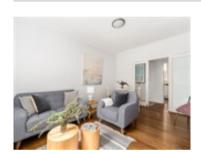




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 - \$570,000 **Median Unit Price** March quarter 2025: \$605,000

Comparable Properties



5/2a Ravens Gr ST KILDA EAST 3183 (REI/VG)

Price: \$570,000 Method: Private Sale Date: 28/04/2025

Property Type: Apartment

Agent Comments



11/5 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

2





Agent Comments

Price: \$565,000 Method: Private Sale Date: 08/04/2025

Property Type: Apartment



7/215 Alma Rd ST KILDA EAST 3183 (REI/VG)



Agent Comments

Price: \$551,000 Method: Auction Sale Date: 22/03/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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