

# 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

4/3 Wando Grove, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$550,000 & \$570,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2025 to 31/03/2025 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	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 comparable properties 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



2 1 0

**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)**

Agent Comments

2 1 1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 28/04/2025

**Property Type:** Apartment



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

Agent Comments

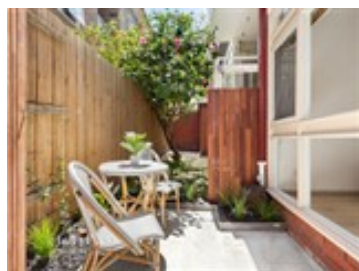
2 1 1

**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

2 1 1

**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