

# 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

9/4a 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

\$600,000

&

\$650,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

St Kilda East

Period - From

21/03/2025

to

22/07/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/35 Hotham Street St Kilda East VIC 3183	\$621,000	29/06/2025
21/142 Alma Road St Kilda East VIC 3183	\$650,000	28/05/2025
3/10 Dean Avenue St Kilda East VIC 3183	\$612,500	11/06/2025

This Statement of Information was prepared on:

23/07/2025