

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

11/2A RAVENS GROVE ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

1/71 WESTBURY STREET ST KILDA EAST VIC 3183	\$720,000	26-Feb-26
7/6 THE AVENUE WINDSOR VIC 3181	\$785,000	07-Mar-26
12/20 CHARNWOOD ROAD ST KILDA VIC 3182	\$700,000	22-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 26 August 2026

Melanie Walden
P 90664813
M 0422395214
E melaniewalden@mcgrath.com.au



**1/71 WESTBURY STREET ST KILDA
EAST VIC 3183**

Sold Price

\$720,000

Sold Date

26-Feb-26

 3  1  1

Distance

0.23km



**7/6 THE AVENUE WINDSOR VIC
3181**

Sold Price

\$785,000

Sold Date

07-Mar-26

 2  1  1

Distance

0.61km



**12/20 CHARNWOOD ROAD ST
KILDA VIC 3182**

Sold Price

\$700,000

Sold Date

22-Mar-26

 2  1  1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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