

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

11/4a Wando Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$595,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2025 to 31/12/2025 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	2/43 Wilgah St ST KILDA EAST 3183	\$615,000	25/03/2026
2	16/43 Williams Rd PRAHRAN 3181	\$600,000	17/03/2026
3	6/26 Charnwood Cr ST KILDA 3182	\$590,000	13/03/2026

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:

07/04/2026 09:40

11/4a Wando Grove, St Kilda East Vic 3183



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending December 2025: \$595,000



Rooms: 4

Property Type: Flat

Agent Comments

Comparable Properties



2/43 Wilgah St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 25/03/2026

Property Type: Apartment



16/43 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment



6/26 Charnwood Cr ST KILDA 3182 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 13/03/2026

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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