

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

16 Attley Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,650,000

Property Type House

Suburb St Kilda East

Period - From 01/04/2026

to

30/06/2026

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	317 Orrong Rd ST KILDA EAST 3183	\$2,150,000	14/05/2026
2	25 Chusan St BALACLAVA 3183	\$1,821,000	10/04/2026
3	95 Grosvenor St BALACLAVA 3183	\$2,170,000	21/03/2026

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:

24/08/2026 13:24



3
 2
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

June quarter 2026: \$1,650,000

Comparable Properties



317 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3
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 2

Price: \$2,150,000

Method: Sold Before Auction

Date: 14/05/2026

Property Type: House (Res)

Land Size: 568 sqm approx



25 Chusan St BALACLAVA 3183 (REI/VG)

Agent Comments

4
 2
 1

Price: \$1,821,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 227 sqm approx



95 Grosvenor St BALACLAVA 3183 (REI/VG)

Agent Comments

4
 2
 1

Price: \$2,170,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 355 sqm approx