

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

17/20 SHIRLEY 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2025

to

31 Aug 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

5/21 LEWISHAM ROAD WINDSOR VIC 3181	\$445,000	15-Apr-26
15/594 INKERMANN ROAD CAULFIELD NORTH VIC 3161	\$450,000	24-Aug-26
5/33 SUTHERLAND ROAD ARMADALE VIC 3143	\$445,000	21-Sep-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: 22 September 2026

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**5/21 LEWISHAM ROAD WINDSOR
VIC 3181**

1 1 1

Sold Price

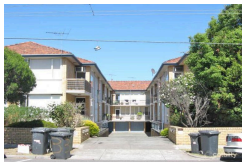
\$445,000

Sold Date

15-Apr-26

Distance

0.76km



**15/594 INKERMANN ROAD
CAULFIELD NORTH VIC 3161**

1 1 1

Sold Price

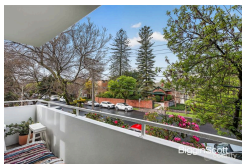
^{RS} **\$450,000**

Sold Date

24-Aug-26

Distance

1.13km



**5/33 SUTHERLAND ROAD
ARMADALE VIC 3143**

1 1 1

Sold Price

^{RS} **\$445,000**

Sold Date

21-Sep-26

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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