

# 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

19/4a 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

\$582,500

Property Type

Unit

Suburb

St Kilda East

Period - From

22/10/2025

to

22/04/2026

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 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 |
|--------------------------------------------|-----------|--------------|
| 2/43 Wilgah Street St Kilda East VIC 3183  | \$615,000 | 25/03/2026   |
| 8/17 Hughenden Road St Kilda East VIC 3183 | \$635,000 | 16/12/2025   |
| 10/3 Wando Grove St Kilda East VIC 3183    | \$665,000 | 24/03/2026   |

This Statement of Information was prepared on:

23/04/2026