

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

39 Godfrey Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

St Kilda East

Period - From

01/01/2026

to

31/03/2026

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	7 Wordsworth St ST KILDA 3182	\$1,315,000	02/05/2026
2	7 Leslie St ST KILDA EAST 3183	\$1,365,000	24/04/2026
3	140 Tennyson St ELWOOD 3184	\$1,210,000	18/04/2026

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:

17/06/2026 11:09

39 Godfrey Avenue, St Kilda East Vic 3183

Stephanie Lentini
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Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2026: \$1,340,000

Comparable Properties



7 Wordsworth St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,315,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)



7 Leslie St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,365,000
Method: Sold Before Auction
Date: 24/04/2026
Property Type: House (Res)
Land Size: 144 sqm approx



140 Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,210,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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