

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 4/39-41 Milburn Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,701,500 Property Type House Suburb St Kilda East

Period - From 01/10/2025 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	1/24 Lyndon St RIPPONLEA 3185	\$1,550,000	12/01/2026
2	3 Sunhill Ct ST KILDA EAST 3183	\$1,450,000	21/11/2025
3	61 Lansdowne Rd ST KILDA EAST 3183	\$1,473,000	19/10/2025

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: 05/03/2026 10:51



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/24 Lyndon St RIPPONLEA 3185 (REI)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Res)



3 Sunhill Ct ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: House (Res)

Land Size: 344 sqm approx



61 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$1,473,000

Method: Auction Sale

Date: 19/10/2025

Property Type: House (Res)