

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

10/3 Wando Grove, St Kilda East Vic 3183

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$590,000 Property Type Unit Suburb St Kilda East

Period - From 23/02/2025 to 22/02/2026 Source Property Data

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	8/44 Westbury St ST KILDA EAST 3183	\$615,000	13/02/2026
2	9/226 Inkerman St ST KILDA EAST 3183	\$560,000	27/11/2025
3	16/55 Alexandra St ST KILDA EAST 3183	\$521,000	20/11/2025

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:

23/02/2026 13:42



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
23/02/2025 - 22/02/2026: \$590,000

Comparable Properties



8/44 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment



9/226 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment



16/55 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$521,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment

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