

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Alston 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)

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$1,530,000

Property type

House

Suburb

St Kilda East

Period - From

01/10/2023

to

31/12/2023

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 10 Morrice St, CAULFIELD NORTH 3161	\$2,375,000	22/11/2023
2 11a Rockbrook Rd, ST KILDA EAST 3183	\$2,300,000	01/02/2024
24 Wanda Rd, CAULFIELD NORTH 3161	\$2,500,000	25/02/2024

This Statement of Information was prepared on:

15/03/2024