

# 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 21 Wavenhoe Avenue, St Kilda East

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb   
Period - From  to  Source

## 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 17 Acacia Street, Elsternwick	\$ 1,770,000	01/12/2024
2 19 Marlton Street, St Kilda	\$1,720,000	30/11/2024
3 2 Wrights Terrace, Prahran	\$ 1,840,000	26/10/2024

This Statement of Information was prepared on: