

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 36 Wilgah Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,655,000 Property Type House Suburb St Kilda East

Period - From 01/01/2024 to 31/12/2024 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	14a Loch Av ST KILDA EAST 3183	\$2,264,000	17/11/2024
2	178 Alma Rd ST KILDA EAST 3183	\$2,125,000	21/09/2024
3	56 Empress Rd ST KILDA EAST 3183	\$2,100,000	20/09/2024

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: 20/01/2025 09:46



Property Type:
Divorce/Estate/Family Transfers
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending December 2024: \$1,655,000

Comparable Properties



14a Loch Av ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$2,264,000
Method: Auction Sale
Date: 17/11/2024
Property Type: House (Res)
Land Size: 325 sqm approx



178 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$2,125,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 627 sqm approx



56 Empress Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$2,100,000
Method: Sold Before Auction
Date: 20/09/2024
Property Type: House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372