

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

49 Wilgah Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,733,000

Property Type House

Suburb St Kilda East

Period - From 01/07/2023

to

30/06/2024

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	18 Hawsleigh Av BALACLAVA 3183	\$1,960,000	29/06/2024
2	18 Jervois St ST KILDA EAST 3183	\$1,995,000	20/06/2024
3	62 Tennyson St ELWOOD 3184	\$1,930,000	11/05/2024

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:

10/10/2024 10:43



3 2 1

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Brendan Walker

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

Year ending June 2024: \$1,733,000

Comparable Properties



18 Hawsleigh Av BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,960,000

Method: Auction Sale

Date: 29/06/2024

Property Type: House (Res)

Land Size: 313 sqm approx



18 Jervois St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 3 1

Price: \$1,995,000

Method: Private Sale

Date: 20/06/2024

Property Type: House

Land Size: 343 sqm approx



62 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

3 1 2

Price: \$1,930,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 283 sqm approx