

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 7 Shirley Grove, St Kilda East

Indicative selling price

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

Single price \$1,299,000

or range between

&

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
34 Hawthorn Road, Caulfield North	\$1,310,000	12/11/2023
51 York Street, Prahran	\$1,230,000	24/02/2024
21 Thomas Street, Windsor	\$1,220,000	16/12/2023

This Statement of Information was prepared on: 25/03/2024