

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

7/17 JOHNSON STREET 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)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

2/7 WANDO GROVE ST KILDA EAST VIC 3183	\$1,255,000	21-Feb-26
7/31 THE AVENUE BALACLAVA VIC 3183	\$1,255,000	30-May-26

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 6 months.

This Statement of Information was prepared on: 04 August 2026



2/7 WANDO GROVE ST KILDA EAST VIC 3183

 3  2  2

Sold Price

\$1,255,000

Sold Date

21-Feb-26

Distance

0.78km



7/31 THE AVENUE BALACLAVA VIC 3183

 3  2  2

Sold Price

Sold Date

30-May-26

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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