

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

4/39-41 Milburn Grove, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$1,549,000

Median sale price

Median price

\$1,050,000

Property Type

Townhouse

Suburb

St Kilda East

Period - From

16/04/2025

to

15/04/2026

Source

Property Data

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	3/111 Murray St CAULFIELD 3162	\$1,550,000	28/03/2026
2	1/2 Blencairn Av CAULFIELD NORTH 3161	\$1,550,000	22/03/2026
3	1/24 Lyndon St RIPPONLEA 3185	\$1,550,000	12/01/2026

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:

16/04/2026 14:37

4/39-41 Milburn Grove, St Kilda East Vic 3183



Joey Eckstein

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Indicative Selling Price

\$1,549,000

Median Townhouse Price

16/04/2025 - 15/04/2026: \$1,050,000



4 2.5 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/111 Murray St CAULFIELD 3162 (REI)

Agent Comments

3 2 3

Price: \$1,550,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)



1/2 Blencairn Av CAULFIELD NORTH 3161 (REI)

Agent Comments

4 2 3

Price: \$1,550,000

Method: Auction Sale

Date: 22/03/2026

Property Type: Townhouse (Res)

Land Size: 277 sqm approx



1/24 Lyndon St RIPPONLEA 3185 (REI/VG)

Agent Comments

4 3 1

Price: \$1,550,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Res)

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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