

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

19a Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$2,290,000 & \$2,519,000

Median sale price

Median price \$1,580,000 Property Type House Suburb St Kilda East

Period - From 01/07/2024 to 30/06/2025 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	5 Hendra Ct ELSTERNWICK 3185	\$2,350,000	09/05/2025
2	94 Wellington St ST KILDA 3182	\$2,375,000	05/04/2025
3	1 Dean Av ST KILDA EAST 3183	\$2,332,500	02/03/2025

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:

25/07/2025 14:59



 4  2  2

Property Type:
Agent Comments

Indicative Selling Price
\$2,290,000 - \$2,519,000
Median House Price
Year ending June 2025: \$1,580,000

Comparable Properties



5 Hendra Ct ELSTERNWICK 3185 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,350,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: House (Res)
Land Size: 338 sqm approx



94 Wellington St ST KILDA 3182 (REI)

Agent Comments

 4  2  2

Price: \$2,375,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)



1 Dean Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,332,500
Method: Auction Sale
Date: 02/03/2025
Property Type: House (Res)
Land Size: 464 sqm approx

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504