Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	5/47 Alexandra Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$575,000	&	\$625,000
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Median sale price

Median price \$605,00	0 Pro	operty Type	Unit	Suburl	St Kilda East
Period - From 01/01/2	025 to	31/03/2025	So	ource 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

Address of comparable property		Price	Date of sale
1	12/37 Melby Av ST KILDA EAST 3183	\$685,000	27/06/2025
2	4/21 Carlisle Av BALACLAVA 3183	\$656,500	20/06/2025
3	21/142 Alma Rd ST KILDA EAST 3183	\$650,000	28/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2025 14:13





Joey Eckstein 9526 1209 0419 419 199 ieckstein@wilsonagents.com.au

> **Indicative Selling Price** \$575,000 - \$625,000 **Median Unit Price** March quarter 2025: \$605,000





Comparable Properties



12/37 Melby Av ST KILDA EAST 3183 (REI)

Agent Comments

Price: \$685,000 Method: Private Sale Date: 27/06/2025

Property Type: Apartment



4/21 Carlisle Av BALACLAVA 3183 (REI)

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Agent Comments

Price: \$656,500 Method: Private Sale Date: 20/06/2025

Property Type: Apartment



21/142 Alma Rd ST KILDA EAST 3183 (VG)



Agent Comments

Method: Sale Date: 28/05/2025

Price: \$650,000

Property Type: Strata Unit/Flat

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





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