

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

5/47 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$575,000

&

\$625,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/01/2025

to

31/03/2025

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	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 comparable properties 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



Property Type:

Agent Comments

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)

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



Price: \$650,000

Method: Sale

Date: 28/05/2025

Property Type: Strata Unit/Flat