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	2/45 ALEXANDRA 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	$410,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$574,000	Property type	Unit	Suburb	St Kilda East
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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.

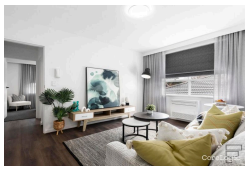
Address of comparable property	Price	Date of sale
4/106-108 ALEXANDRA STREET ST KILDA EAST VIC 3183	$405,000	02-Sep-24
5/8 MEADOW STREET ST KILDA EAST VIC 3183	$420,000	02-Sep-24
1/7 RAVENS GROVE ST KILDA EAST VIC 3183	$455,000	17-May-24

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: 09 September 2024

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4/106-108 ALEXANDRA STREET ST KILDA EAST VIC 3183

1 1 -

Sold Price RS **$405,000** Sold Date **02-Sep-24**

Distance **0.45km**



5/8 MEADOW STREET ST KILDA EAST VIC 3183

1 1 1

Sold Price RS **$420,000** UN Sold Date **02-Sep-24**

Distance **0.78km**



1/7 RAVENS GROVE ST KILDA EAST VIC 3183

3 1 -

Sold Price **$455,000** Sold Date **17-May-24**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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