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	2/124 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $480,000 & $525,000

Median sale price

Median price $567,500 Property Type Unit Suburb St Kilda East

Period - From 01/10/2024 to 31/12/2024 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	5/14 Westbury St ST KILDA EAST 3183	$515,000	08/01/2025
2	8/33 Fulton St ST KILDA EAST 3183	$530,000	16/12/2024
3	9/124 Alexandra St ST KILDA EAST 3183	$522,000	14/12/2024

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: 17/02/2025 10:07

2/124 Alexandra Street, St Kilda East Vic 3183

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2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$480,000 - $525,000
Median Unit Price
December quarter 2024: $567,500

Comparable Properties



5/14 Westbury St ST KILDA EAST 3183 (VG)

2 - -

Price: $515,000
Method: Sale
Date: 08/01/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments



8/33 Fulton St ST KILDA EAST 3183 (VG)

2 - -

Price: $530,000
Method: Sale
Date: 16/12/2024
Property Type: Strata Unit/Flat

Agent Comments



9/124 Alexandra St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $522,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment
Land Size: 1353 sqm approx

Agent Comments

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