

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 66 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,621,000 Property Type House 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	4 Balston St BALACLAVA 3183	\$1,350,000	04/12/2024
2	2 Queen St ST KILDA EAST 3183	\$1,300,025	06/11/2024
3	32 Westbury Gr ST KILDA EAST 3183	\$1,250,000	30/09/2024

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: 23/01/2025 16:06



 2
  1
  1

Rooms: 4

Property Type: House (Res)

Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2024: \$1,621,000

Comparable Properties



4 Balston St BALACLAVA 3183 (REI)

 3
  2
  -

Price: \$1,350,000

Method: Private Sale

Date: 04/12/2024

Property Type: House (Res)

Agent Comments

3 x bedroom, 2 x bath, renovated,
0.52km from subject property



2 Queen St ST KILDA EAST 3183 (REI/VG)

 2
  1
  -

Price: \$1,300,025

Method: Private Sale

Date: 06/11/2024

Property Type: House

Land Size: 200 sqm approx

Agent Comments

Smaller land size, 0.98km from subject
property, No car parking



32 Westbury Gr ST KILDA EAST 3183 (REI/VG)

 2
  1
  1

Price: \$1,250,000

Method: Sold Before Auction

Date: 30/09/2024

Property Type: House (Res)

Land Size: 254 sqm approx

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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