

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

114 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

St Kilda East

Period - From

01/04/2024

to

30/06/2024

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	17 Myrtle St ST KILDA EAST 3183	\$1,486,000	14/09/2024
2	16 Fern Av WINDSOR 3181	\$1,635,000	04/05/2024
3	36a Alexandra St ST KILDA EAST 3183	\$1,550,000	28/04/2024

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:

24/09/2024 12:14

114 Alexandra Street, St Kilda East Vic 3183

**Jellis
Craig**

Shane Siemers

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Indicative Selling Price

\$1,450,000

Median House Price

June quarter 2024: \$1,450,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



17 Myrtle St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 2

Price: \$1,486,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)



16 Fern Av WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,635,000

Method: Private Sale

Date: 04/05/2024

Property Type: House



36a Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

5 3 3

Price: \$1,550,000

Method: Auction Sale

Date: 28/04/2024

Property Type: House (Res)

Land Size: 380 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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