

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

18/46 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,555

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2024

to

31 Mar 2025

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

7/74 WESTBURY STREET ST KILDA EAST VIC 3183	\$364,000	19-Nov-24
12/209 DANDENONG ROAD WINDSOR VIC 3181	\$370,000	23-Dec-24
8/329 ORRONG ROAD ST KILDA EAST VIC 3183	\$339,700	28-Oct-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: 02 April 2025

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**7/74 WESTBURY STREET ST KILDA
EAST VIC 3183**

1 1 1

Sold Price \$364,000 Sold Date 19-Nov-24

Distance 0.62km



**12/209 DANDENONG ROAD
WINDSOR VIC 3181**

1 1 1

Sold Price \$370,000 Sold Date 23-Dec-24

Distance 1.01km



**8/329 ORRONG ROAD ST KILDA
EAST VIC 3183**

1 1 1

Sold Price \$339,700 Sold Date 28-Oct-24

Distance 0.65km

RS = Recent sale

UN = Undisclosed Sale

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