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

19A Alexandra Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$2,375,000		&		\$2,600,000			
Median sale price								
Median price	\$1,570,000	Pro	operty Type	Hou	se		Suburb	St Kilda East
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths 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	94 Wellington St ST KILDA 3182	\$2,375,000	05/04/2025
2	16 Chomley St PRAHRAN 3181	\$2,450,000	22/03/2025
3			

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:

13/05/2025 14:21









Property Type: Divorce/Estate/Family Transfers Land Size: 302 sqm approx Agent Comments Indicative Selling Price \$2,375,000 - \$2,600,000 Median House Price Year ending March 2025: \$1,570,000

Comparable Properties

94 Wellington St ST KILDA 3182 (REI) 1 1 1 2 1 2 Price: \$2,375,000 1 2 1 2 1 2 Price: \$2,375,000 1 <th>Agent Comments</th>	Agent Comments
16 Chomley St PRAHRAN 3181 (REI) 4 2 2 2 Price: \$2,450,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res)	Agent Comments

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.

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