

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

23/55 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$573,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

24/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$480,000	25-Mar-25
5/59 HOTHAM STREET ST KILDA EAST VIC 3183	\$488,500	31-May-25
9/49A DENBIGH ROAD ARMADALE VIC 3143	\$475,000	08-May-25

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: 08 August 2025

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**24/55 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price **\$480,000** Sold Date **25-Mar-25**

Distance **0km**



**5/59 HOTHAM STREET ST KILDA
EAST VIC 3183**

 1  1  1

Sold Price **\$488,500** Sold Date **31-May-25**

Distance **0.25km**



**9/49A DENBIGH ROAD ARMADALE
VIC 3143**

 1  1  1

Sold Price **\$475,000** Sold Date **08-May-25**

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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