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	5/58 Alexandra Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,870,000	Pro	perty Type	House		Suburb	St Kilda East
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	12/39 Balston St BALACLAVA 3183	\$1,146,000	14/10/2025
2	5/38 Narong Rd CAULFIELD NORTH 3161	\$1,190,000	11/10/2025
3	2/52 Balston St BALACLAVA 3183	\$1,125,000	06/10/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/10/2025 09:21

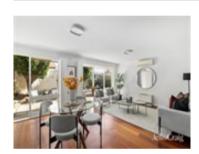






Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** September guarter 2025: \$1,870,000

Comparable Properties



12/39 Balston St BALACLAVA 3183 (REI)

Price: \$1,146,000 Method: Auction Sale Date: 14/10/2025

Property Type: Townhouse (Res)

Agent Comments



5/38 Narong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

Price: \$1,190,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res)

2/52 Balston St BALACLAVA 3183 (REI)

Price: \$1,125,000

Method: Sold Before Auction

Date: 06/10/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



