

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 28 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,530,000 Property Type House Suburb St Kilda East

Period - From 01/10/2023 to 31/12/2023 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	13 Gibbs St BALACLAVA 3183	\$1,710,000	23/03/2024
2	5 Brunning St BALACLAVA 3183	\$1,657,500	16/03/2024
3	22 Godfrey Av ST KILDA EAST 3183	\$1,555,000	23/03/2024

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: 02/04/2024 17:05



3 1 2

Property Type: House (Res)
Land Size: 379 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2023: \$1,530,000

Comparable Properties



13 Gibbs St BALACLAVA 3183 (REI)

3 2 1

Price: \$1,710,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 225 sqm approx

Agent Comments

Smaller land component, 3 x bed, 2 x bath, 1 x car, fully renovated



5 Brunning St BALACLAVA 3183 (REI)

3 2 -

Price: \$1,657,500
Method: Auction Sale
Date: 16/03/2024
Property Type: House

Agent Comments

Smaller land size, 3 x bed, 2 x bath, 0 x car, 1.22km from subject property



22 Godfrey Av ST KILDA EAST 3183 (REI)

3 1 -

Price: \$1,555,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)

Agent Comments

Smaller land size, 1km from subject property, 3 x bedroom, 1 x bath, 0 x car