

## 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

12/55 ALEXANDRA STREET ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2025

to

28 Feb 2026

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

6/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$540,000	24-Aug-25
16/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$521,000	20-Nov-25
4/64 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$550,000	05-Mar-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: 06 March 2026



**6/55 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

 2  
  1  
  1

Sold Price      **\$540,000** Sold Date **24-Aug-25**

Distance      **0km**



**16/55 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

 2  
  1  
  1

Sold Price      **\$521,000** Sold Date **20-Nov-25**

Distance      **0km**



**4/64 ALEXANDRA STREET ST  
KILDA EAST VIC 3183**

 2  
  1  
  1

Sold Price      **\$550,000** Sold Date **05-Mar-25**

Distance      **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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