

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

1/70a Alexandra Street, St Kilda East VIC 3183

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

St Kilda East

Period - From

21/10/2025

to

20/04/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/197 Inkerman Street, St Kilda VIC 3182	\$710,000	23/01/2026
10/2 Egerton Road, Armadale VIC 3143	\$670,000	28/02/2026
8/374 Dandenong Road, Caulfield North VIC 3161	\$685,000	22/02/2026

This Statement of Information was prepared on:

21/04/2026