

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 9 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,701,500 Property Type House Suburb St Kilda East

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1	20 Westbury Gr ST KILDA EAST 3183	\$1,930,000	23/11/2025
2	159 Hotham St BALACLAVA 3183	\$1,718,000	19/10/2025
3	13 Wavenhoe Av ST KILDA EAST 3183	\$1,800,000	10/10/2025

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.~~

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Joey Eckstein
9526 1209
0419 419 199

jeckstein@wilsonagents.com.au

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

December quarter 2025: \$1,701,500



 3  2  2

Property Type: House

Land Size: 580sqm sqm approx

Agent Comments

Comparable Properties



20 Westbury Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,930,000

Method: Auction Sale

Date: 23/11/2025

Property Type: House (Res)

Land Size: 645 sqm approx



159 Hotham St BALACLAVA 3183 (REI)

Agent Comments

 8  3  2

Price: \$1,718,000

Method: Auction Sale

Date: 19/10/2025

Property Type: House (Res)



13 Wavenhoe Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,800,000

Method: Private Sale

Date: 10/10/2025

Property Type: House

Land Size: 478 sqm approx

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889