

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,340,000 Property Type House Suburb St Kilda East

Period - From 01/01/2026 to 31/03/2026 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	17 Bayview St ELSTERNWICK 3185	\$1,880,000	22/03/2026
2	57 Octavia St ST KILDA 3182	\$1,806,750	25/02/2026
3	22 Airlie Av PRAHRAN 3181	\$1,742,000	21/02/2026

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: 29/04/2026 10:03



3   1   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

March quarter 2026: \$1,340,000

## Comparable Properties



**17 Bayview St ELSTERNWICK 3185 (REI/VG)**

3   2   -

**Price:** \$1,880,000

**Method:** Auction Sale

**Date:** 22/03/2026

**Property Type:** House (Res)

**Land Size:** 407 sqm approx

**Agent Comments**

Elsternwick location, larger land component, 2 x bath



**57 Octavia St ST KILDA 3182 (REI/VG)**

3   1   2

**Price:** \$1,806,750

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** House

**Land Size:** 314 sqm approx

**Agent Comments**

St Kilda location, similar land size, 1.61km from subject property



**22 Airlie Av PRAHRAN 3181 (REI)**

2   1   1

**Price:** \$1,742,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House

**Agent Comments**

Prahran location, 2 x bedroom, 1 x car, 1.36km from subject property

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140