Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	G01/190 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $577,500 Property type Unit Suburb St Kilda East

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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
1/496 Dandenong Rd CAULFIELD NORTH 3161	$700,000	21/09/2024
1/370 Orrong Rd CAULFIELD NORTH 3161	$750,000	14/06/2024
10/331 Orrong Rd ST KILDA EAST 3183	$740,000	28/05/2024

This Statement of Information was prepared on: 24/09/2024