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	185 Alma Rd 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)

Single price		or range between	$1,150,000	&	$1,250,000

Median sale price

Median price	$1,450,000	Property type	House	Suburb	St Kilda East

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

Comparable property sales (*Delete A or B below as applicable)

Address of comparable property	Price	Date of sale
48 Rosamond St, Balaclava Vic 3183	$1,240,000	25/09/2024
406b Dandenong Rd, Caulfield North Vic 3161	$1,175,000	21/09/2024
353 Orrong Rd, St Kilda East Vic 3183	$1,195,000	19/08/2024

This Statement of Information was prepared on: 8/10/2024