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	8/192 Alma Road, St Kilda East VIC 3183

Indicative selling price

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

Single price	$559,000

Median sale price

Median price	$575,000	Property type	Unit	Suburb	St Kilda East
Period - From	21/11/2023	to	20/11/2024	Source	REIV

Comparable property sales

Address of comparable property	Price	Date of sale
1. 6/386 Inkerman St ST KILDA EAST 3183	$550,000	04/11/2024
2. 1/13 Cardigan St ST KILDA EAST 3183	$559,000	25/09/2024

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: 21/11/2024