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	1/213 Alma Road, St Kilda East VIC 3183

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $555,278 Property Type Unit Suburb St Kilda East

Period - From 07/08/2024 to 06/02/2025 Source core_logic

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/416 Dandenong Road Caulfield North VIC 3161	$575,000	16/01/2025
8/213 Alma Road St Kilda East VIC 3183	$610,000	20/10/2024
9/22 Westbury Street St Kilda East VIC 3183	$625,000	31/10/2024

This Statement of Information was prepared on: 07/02/2025