# 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<br>Including suburb and postcode | 16/194 Alma Road, St Kilda East VIC 3183 |

## Indicative selling price

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

Range between $750,000 & $800,000

## Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda East

Period - From 28/04/2025 to 27/10/2025 Source Cotality™

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 8/97 Westbury Street Balaclava VIC 3183 | $770,000 | 14/10/2025 |
| 16/618 Inkerman Road Caulfield North VIC 3161 | $785,000 | 18/09/2025 |
| 1/23-25 Rose Street Armadale VIC 3143 | $830,000 | 16/08/2025 |

This Statement of Information was prepared on: 28/10/2025