

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 103/190 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)

Single price \$800,000 & \$850,000

Median sale price

Median price \$536,500 Property type Unit Suburb St Kilda East

Period - From 01/01/2024 to 31/03/2024 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 |
|---|-----------|--------------|
| 303/525 High St PRAHRAN 3181 | \$900,000 | 18/11/2023 |
| 402/881 High St ARMADALE 3143 | \$872,000 | 11/12/2023 |
| 4/162 Balaclava Rd CAULFIELD NORTH 3161 | \$810,000 | 04/04/2024 |

This Statement of Information was prepared on: 22/04/2024