

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

208a Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,925,000

Property Type

House

Suburb

St Kilda East

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	173 Orrong Rd ST KILDA EAST 3183	\$1,730,000	17/03/2024
2	5 Maryville St RIPPONLEA 3185	\$2,230,000	26/05/2024
3	566 Inkerman Rd CAULFIELD NORTH 3161	\$1,860,000	24/03/2024

OR

~~**B*** 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:

27/06/2024 16:54



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
March quarter 2024: \$1,925,000

Comparable Properties

173 Orrong Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,730,000
Method:
Date: 17/03/2024
Property Type: House



5 Maryville St RIPPONLEA 3185 (REI)

Agent Comments



Price: \$2,230,000
Method: Auction Sale
Date: 26/05/2024
Property Type: House (Res)



566 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$1,860,000
Method: Auction Sale
Date: 24/03/2024
Property Type: House (Res)
Land Size: 522 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000