

# 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$750,000 & \$825,000

## 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
103/638 Malvern Rd PRAHRAN 3181	\$910,000	06/05/2024
2/14 Sebastopol St CAULFIELD NORTH 3161	\$797,500	10/05/2023
4/162 Balaclava Rd CAULFIELD NORTH 3161	\$810,000	04/04/2024

This Statement of Information was prepared on: 13/06/2024