

# 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 102/190 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)

Range between \$645,000 & \$695,000

## Median sale price

Median price \$585,500 Property type Unit Suburb St Kilda East

Period - From 01/07/2024 to 30/09/2024 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
101/190 Alma Rd ST KILDA EAST 3183	\$688,000	26/09/2024
10/3a Hughenden Rd ST KILDA EAST 3183	\$690,000	27/08/2024
9/13 Lansdowne Rd ST KILDA EAST 3183	\$698,250	27/08/2024

This Statement of Information was prepared on: 22/10/2024