

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

1/215 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda East

Period - From 07/01/2024 to 06/01/2025 Source Property Data

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	5/213 Alma Rd ST KILDA EAST 3183	\$650,000	04/11/2024
2	8/213 Alma Rd ST KILDA EAST 3183	\$610,000	20/10/2024
3	3/220 Alma Rd ST KILDA EAST 3183	\$614,000	25/09/2024

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:

07/01/2025 13:54



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  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

07/01/2024 - 06/01/2025: \$575,000

Comparable Properties



5/213 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments

 2
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Price: \$650,000

Method: Sale

Date: 04/11/2024

Property Type: Strata Flat - Single OYO Flat



8/213 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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  1

Price: \$610,000

Method: Auction Sale

Date: 20/10/2024

Property Type: Apartment



3/220 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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  1

Price: \$614,000

Method: Private Sale

Date: 25/09/2024

Property Type: Unit

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



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