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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

104/190 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)

Range Between \$625,000 & \$675,000

## 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
3/382 Dandenong Rd CAULFIELD NORTH 3161	\$650,000	19/10/2024
101/190 Alma Rd ST KILDA EAST 3183	\$688,000	26/09/2024
102/190 Alma Rd ST KILDA EAST 3183	\$700,000	17/11/2024

This Statement of Information was prepared on: 24/12/2024