

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$575,000

&

\$630,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

St Kilda East

Period - From

03/08/2024

to

02/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/1-3 Graylings Avenue St Kilda East VIC 3183	\$585,000	07/12/2024
6/416 Dandenong Road Caulfield North VIC 3161	\$575,000	16/01/2025
3/340 Dandenong Road St Kilda East VIC 3183	\$607,000	26/10/2024

This Statement of Information was prepared on:

03/02/2025