

## 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

2/87 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

\$239,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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 6 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

21/79 ALMA ROAD ST KILDA VIC 3182	\$245,000	16-Aug-24
8/35 CHARLES STREET ST KILDA VIC 3182	\$227,000	26-Jun-24
12/33 GREY STREET ST KILDA VIC 3182	\$236,000	09-Apr-24

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 6 months.

This Statement of Information was prepared on: 10 October 2024

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**21/79 ALMA ROAD ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$245,000**

Sold Date **16-Aug-24**

1 1 -

Distance **0.13km**



**8/35 CHARLES STREET ST KILDA VIC 3182**

Sold Price

**\$227,000**

Sold Date **26-Jun-24**

1 1 1

Distance **0.69km**



**12/33 GREY STREET ST KILDA VIC 3182**

Sold Price

**\$236,000**

Sold Date **09-Apr-24**

1 1 -

Distance **1.22km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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