

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

208a Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,925,000

Property Type House

Suburb St Kilda East

Period - From 01/01/2024

to

31/03/2024

Source REIV

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	64 Hawthorn Rd CAULFIELD NORTH 3161	\$1,885,000	24/03/2024
2	566 Inkerman Rd CAULFIELD NORTH 3161	\$1,860,000	24/03/2024
3	173 Orrong Rd ST KILDA EAST 3183	\$1,730,000	17/03/2024

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:

10/07/2024 11:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
March quarter 2024: \$1,925,000

Comparable Properties



64 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,885,000
Method: Auction Sale
Date: 24/03/2024
Property Type: House (Res)
Land Size: 585 sqm approx



566 Inkerman Rd CAULFIELD NORTH 3161 (REI/VG) Agent Comments



Price: \$1,860,000
Method: Auction Sale
Date: 24/03/2024
Property Type: House (Res)
Land Size: 522 sqm approx



173 Orrong Rd ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$1,730,000
Method: Auction Sale
Date: 17/03/2024
Property Type: House (Res)
Land Size: 522 sqm approx

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



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