

# 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

36/87 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)

Range between

\$350,000

&

\$385,000

### Median sale price

Median price

\$1,621,000

Property Type

Other

Suburb

St Kilda East

Period - From

15/11/2024

to

14/05/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
107/78 Inkerman Street St Kilda VIC 3182	\$365,000	05/04/2025
14/45 Wellington Street St Kilda VIC 3182	\$385,000	21/02/2025
8/14 Mitford Street St Kilda VIC 3182	\$372,000	20/02/2025

This Statement of Information was prepared on:

15/05/2025