

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

33/87 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$200,000

&

\$220,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2024

to

30/09/2025

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	37/92 Grey St ST KILDA 3182	\$220,000	19/12/2025
2	50/116 Inkerman St ST KILDA 3182	\$215,000	26/09/2025
3	33/116 Inkerman St ST KILDA 3182	\$210,000	24/07/2025

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:

06/01/2026 16:44



Property Type:
Agent Comments

Indicative Selling Price
\$200,000 - \$220,000
Median Unit Price
Year ending September 2025: \$585,000

Comparable Properties



37/92 Grey St ST KILDA 3182 (REI)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 19/12/2025
Property Type: Studio Apartment



50/116 Inkerman St ST KILDA 3182 (VG)

Agent Comments



Price: \$215,000
Method: Sale
Date: 26/09/2025
Property Type: Strata Flat - Single OYO Flat



33/116 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

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



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