

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

Address  
Including suburb and  
postcode 104/25-29 Alma Road, St Kilda 3182

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$429,000

## Median sale price

Median price \$542,750 Property type Apartment Suburb REIV

Period - From 01/03/2023 to 30/06/2023 Source REIV

## Comparable property sales

**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
G02/182 Barkly Street St Kilda 3182	\$414,000	31/08/2023
202/115 Wellington Street St Kilda 3182	\$411,000	26/07/2023
G04/25 Alma Road St Kilda 3182	\$469,000	01/10/2023

This Statement of Information was prepared on: 30/10/2023