

## 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

14/79 ALMA ROAD ST KILDA VIC 3182

### 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

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

32/87 ALMA ROAD ST KILDA EAST VIC 3183	\$330,000	21-Sep-24
11/130 INKERMAN STREET ST KILDA VIC 3182	\$315,000	07-Aug-24
44/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$310,000	30-Jul-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: 02 December 2024



**32/87 ALMA ROAD ST KILDA EAST VIC 3183** Sold Price <sup>RS</sup> **\$330,000** <sup>UN</sup> Sold Date **21-Sep-24**

 1  1  1

Distance **0.13km**



**11/130 INKERMAN STREET ST KILDA VIC 3182** Sold Price **\$315,000** Sold Date **07-Aug-24**

 1  1  1

Distance **0.38km**



**44/5-9 FULTON STREET ST KILDA EAST VIC 3183** Sold Price **\$310,000** Sold Date **30-Jul-24**

 1  1  1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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