

# 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

114/3-7a 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)

Single price \$435,000

### Median sale price

Median price \$529,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2023

to 30/09/2024

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	702/3-5 St Kilda Rd ST KILDA 3182	\$430,000	16/10/2024
2	6/4 Irwell St ST KILDA 3182	\$420,000	23/09/2024
3	502A/33 Inkerman St ST KILDA 3182	\$415,000	27/08/2024

**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:

22/10/2024 14:31



🛏 1 🚿 1 🚗 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$435,000

**Median Unit Price**

Year ending September 2024: \$529,000

## Comparable Properties



**702/3-5 St Kilda Rd ST KILDA 3182 (REI)**

Agent Comments

🛏 1 🚿 1 🚗 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Apartment



**6/4 Irwell St ST KILDA 3182 (REI)**

Agent Comments

🛏 1 🚿 1 🚗 -

**Price:** \$420,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** Apartment



**502A/33 Inkerman St ST KILDA 3182 (REI)**

Agent Comments

🛏 1 🚿 1 🚗 1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336