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

706/25-29	ALMA	ROAD	ST	KILDA	VIC 3182
100/20 20	,	1.07.0	•		100100

Indicative selling price

Period-from

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

Single Price		or rang betwee	30.10 000	&	\$685,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$510,000	Property type	Unit	Suburb	St Kilda				

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale	
6/170 ST KILDA ROAD ST KILDA VIC 3182	\$632,500	12-Feb-25	
1101/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$808,000	03-Dec-24	
110/13 WELLINGTON STREET ST KILDA VIC 3182	\$606,000	20-Jan-25	

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.

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Source



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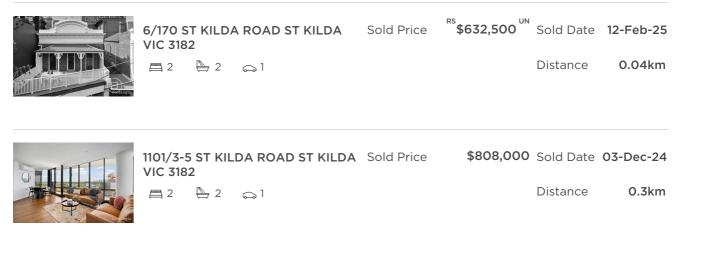
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	110/13 WELLINGTON STREET ST KILDA VIC 3182			Sold Price	\$606,000	Sold Date	20-Jan-25
2.5	E 2	2	⇔ 1			Distance	0.53km

RS = Recent sale UN = Undisclosed Sale

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