Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	10/41 Alma Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price \$509,000	Property Type	Jnit	Suburb	St Kilda
Period - From 01/07/2025	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

Address of comparable property		Price	Date of sale
1	13/65 Westbury St ST KILDA EAST 3183	\$600,000	05/11/2025
2	11/57 Lansdowne Rd ST KILDA EAST 3183	\$570,000	24/10/2025
3	24/41-43 Alma Rd ST KILDA 3182	\$600,000	16/10/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/11/2025 09:50









Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** September quarter 2025: \$509,000

Comparable Properties



13/65 Westbury St ST KILDA EAST 3183 (REI)

Price: \$600,000

Method: Sold Before Auction

Date: 05/11/2025

Property Type: Apartment

Agent Comments



11/57 Lansdowne Rd ST KILDA EAST 3183 (REI)

2





Agent Comments

Price: \$570,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: Apartment

24/41-43 Alma Rd ST KILDA 3182 (REI)

Agent Comments

Price: \$600,000 Method: Private Sale Date: 16/10/2025

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289





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