

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

Indicative selling price

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

Single Price

or range
between

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2024

to

31 Jan 2025

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

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.~~

This Statement of Information was prepared on: 24 February 2025



**6/170 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS} **\$632,500** ^{UN}

Sold Date

12-Feb-25

 2  2  1

Distance

0.04km



**1101/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

\$808,000

Sold Date

03-Dec-24

 2  2  1

Distance

0.3km



**110/13 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

\$606,000

Sold Date

20-Jan-25

 2  2  1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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