

## 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

606/25-29 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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

804/181 FITZROY STREET ST KILDA VIC 3182	\$715,000	09-Jul-24
605/13 WELLINGTON STREET ST KILDA VIC 3182	\$642,500	20-May-24
401/25-29 ALMA ROAD ST KILDA VIC 3182	\$630,000	10-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: 03 September 2024



**804/181 FITZROY STREET ST  
KILDA VIC 3182**

 2  2  1

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **09-Jul-24**

Distance **0.49km**



**605/13 WELLINGTON STREET ST  
KILDA VIC 3182**

 2  2  1

Sold Price

<sup>RS</sup> **\$642,500**

Sold Date **20-May-24**

Distance **0.52km**



**401/25-29 ALMA ROAD ST KILDA  
VIC 3182**

 2  2  1

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **10-Jul-24**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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