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

9/68 Alma Road, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$511,500	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14/41-43 Alma Rd ST KILDA 3182	\$595,000	27/03/2025
2	15/81 Alma Rd ST KILDA 3182	\$544,000	22/03/2025
3	13/41 Alma Rd ST KILDA 3182	\$523,000	23/11/2024

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:

15/07/2025 11:09



JellisCraig



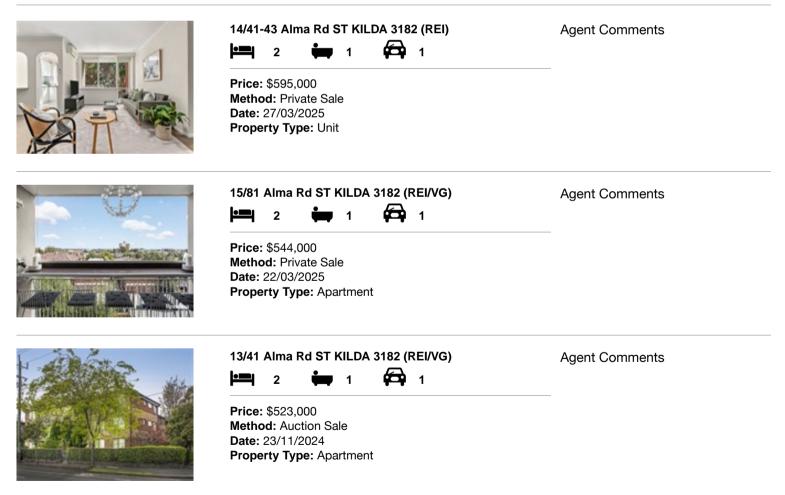


Property Type: Strata Unit/Flat Agent Comments

Gerald Betts 03 8644 5500 0418 371 855 GeraldBetts@jelliscraig.com.au

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending June 2025: \$511,500

Comparable Properties



Account - Jellis Craig | P: 03 8644 5500



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