# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21/7 Alfred Square, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$599,000							
Median sale price								
Median price	\$505,000	Pro	operty Type Unit			Suburb	St Kilda	
Period - From	01/01/2025	to	31/03/2025	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.

Add	dress of comparable property	Price	Date of sale
1	1/76-80 Grey St ST KILDA 3182	\$590,000	22/04/2025
2	20/220 Barkly St ST KILDA 3182	\$600,000	02/04/2025
3	14/41 Alma Rd ST KILDA 3182	\$595,000	27/03/2025

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:

25/06/2025 15:17









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$599,000 Median Unit Price March quarter 2025: \$505,000

# **Comparable Properties**

	1/76-80 Grey St ST KILDA 3182 (REI) 2 1 1 1 Price: \$590,000 Method: Private Sale Date: 22/04/2025 Property Type: Apartment	Agent Comments
	20/220 Barkly St ST KILDA 3182 (REI/VG) 2 2 2 1 Price: \$600,000 Method: Private Sale Date: 02/04/2025 Property Type: Apartment	Agent Comments
La contraction de la contracti	14/41 Alma Rd ST KILDA 3182 (VG)   Price: \$595,000   Method: Sale   Date: 27/03/2025   Property Type: Strata Flat - Single OYO Flat	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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