## 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 3/79 Alma Road, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$300,000		&		\$320,000				
Median sale price									
Median price	\$500,000	Pro	operty Type	Unit			Suburb	St Kilda	
Period - From	01/04/2025	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	4/72 Barkly St ST KILDA 3182	\$312,500	28/06/2025
2	10/40 Waterloo Cr ST KILDA 3182	\$300,000	16/05/2025
3	12/57 Chapel St ST KILDA 3182	\$307,000	23/04/2025

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:

14/07/2025 11:30









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$300,000 - \$320,000 Median Unit Price June quarter 2025: \$500,000

# **Comparable Properties**

	4/72 Barkly St ST KILDA 3182 (REI) 1 1 1 1 1 1 Price: \$312,500 Method: Private Sale Date: 28/06/2025 Property Type: Apartment	Agent Comments
Sold Off-Market.	10/40 Waterloo Cr ST KILDA 3182 (REI/VG) 1 1 1 1 1 1 1 Price: \$300,000 Method: Private Sale Date: 16/05/2025 Property Type: Apartment	Agent Comments
	12/57 Chapel St ST KILDA 3182 (REI/VG) 1 1 1 1 1 1 1 Price: \$307,000 Method: Private Sale Date: 23/04/2025 Property Type: Apartment	Agent Comments

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



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