

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

14/79 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 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

32/87 ALMA ROAD ST KILDA EAST VIC 3183	\$300,000	21-Sep-24
11/130 INKERMANN STREET ST KILDA VIC 3182	\$315,000	07-Aug-24
44/5-9 FULTON STREET ST KILDA EAST VIC 3183	\$310,000	30-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: 02 December 2024



**32/87 ALMA ROAD ST KILDA EAST
VIC 3183**

Sold Price

^{RS} **\$330,000** ^{UN}

Sold Date

21-Sep-24

1

1

1

Distance

0.13km



**11/130 INKERMANS STREET ST
KILDA VIC 3182**

Sold Price

\$315,000

Sold Date

07-Aug-24

1

1

1

Distance

0.38km



**44/5-9 FULTON STREET ST KILDA
EAST VIC 3183**

Sold Price

\$310,000

Sold Date

30-Jul-24

1

1

1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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