

# 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

204/25-29 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)

Single price \$670,000

### Median sale price

Median price \$481,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2024

to 31/03/2024

Source 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.

	Address of comparable property	Price	Date of sale
1	1201/101 St Kilda Rd ST KILDA 3182	\$675,000	04/12/2023
2	110/603 St Kilda Rd MELBOURNE 3004	\$673,000	08/12/2023
3	22/174 Peel St WINDSOR 3181	\$670,000	11/11/2023

**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:

30/04/2024 14:30



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$670,000  
**Median Unit Price**  
March quarter 2024: \$481,000

## Comparable Properties



**1201/101 St Kilda Rd ST KILDA 3182 (REI/VG)** Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** Apartment



**110/603 St Kilda Rd MELBOURNE 3004 (VG)** Agent Comments



**Price:** \$673,000  
**Method:** Sale  
**Date:** 08/12/2023  
**Property Type:** Subdivided Flat - Single OYO Flat



**22/174 Peel St WINDSOR 3181 (REI/VG)** Agent Comments



**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Apartment

Account - The Agency Victoria | P: 03 8578 0388