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	7/142 Alma Road, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $645,000

Median sale price

Median price $529,000 Property Type Unit Suburb St Kilda

Period - From 24/02/2024 to 23/02/2025 Source Property Data

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	4/10-12 Blenheim St BALACLAVA 3183	$620,000	28/01/2025
2	6/74 Alexandra St ST KILDA EAST 3183	$639,000	08/12/2024
3	10/101 Alma Rd ST KILDA EAST 3183	$662,000	15/10/2024

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: 24/02/2025 11:51

7/142 Alma Road, St Kilda Vic 3182



Property Type:
Agent Comments

Indicative Selling Price
$645,000
Median Unit Price
24/02/2024 - 23/02/2025: $529,000

Comparable Properties



4/10-12 Blenheim St BALACLAVA 3183 (REI)

2 | 1 | 1

Price: $620,000
Method: Private Sale
Date: 28/01/2025
Property Type: Apartment

Agent Comments



6/74 Alexandra St ST KILDA EAST 3183 (REI/VG)

2 | 1 | 1

Price: $639,000
Method: Auction Sale
Date: 08/12/2024
Property Type: Apartment

Agent Comments



10/101 Alma Rd ST KILDA EAST 3183 (VG)

2 | - | -

Price: $662,000
Method: Sale
Date: 15/10/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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