

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

15/203 ALMA ROAD ST KILDA EAST VIC 3183

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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

3/27 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$735,000	28-Jan-26
7/13 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$745,000	26-Feb-26
1/26 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$760,000	28-Feb-26

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: 14 May 2026



**3/27 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

Sold Price

^{RS}

\$735,000

Sold Date

28-Jan-26

2 2 1

Distance

0.11km



**7/13 HUGHENDEN ROAD ST KILDA
EAST VIC 3183**

Sold Price

\$745,000

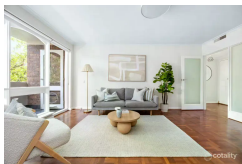
Sold Date

26-Feb-26

2 1 1

Distance

0.42km



**1/26 HUGHENDEN ROAD ST KILDA
EAST VIC 3183**

Sold Price

\$760,000

Sold Date

28-Feb-26

2 2 -

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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