

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

508/5 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2025

to

30 Jun 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

410/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$625,000	02-Jun-26
310/25-29 ALMA ROAD ST KILDA VIC 3182	\$625,000	18-Aug-25
909/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$634,000	05-May-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: 20 July 2026



**410/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS}

\$625,000

Sold Date

02-Jun-26

2

1

1

Distance

0.2km



**310/25-29 ALMA ROAD ST KILDA
VIC 3182**

Sold Price

\$625,000

Sold Date

18-Aug-25

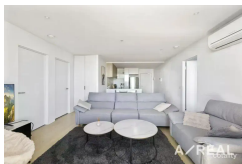
2

2

1

Distance

0.16km



**909/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS}

\$634,000

Sold Date

05-May-26

2

2

1

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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