

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

12/198 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Apr 2025

to

31 Mar 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

4/323 ORRONG ROAD ST KILDA EAST VIC 3183	\$556,000	01-Mar-26
29/20 SHIRLEY GROVE ST KILDA EAST VIC 3183	\$585,000	31-Mar-26
5/8 WESTBURY STREET ST KILDA EAST VIC 3183	\$575,000	23-Dec-25

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 April 2026



**4/323 ORRONG ROAD ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$556,000** Sold Date **01-Mar-26**

Distance **0.21km**



**29/20 SHIRLEY GROVE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$585,000** Sold Date **31-Mar-26**

Distance **0.3km**



**5/8 WESTBURY STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$575,000** Sold Date **23-Dec-25**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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