

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

5/194 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Mar 2025

to

28 Feb 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

19/20 SHIRLEY GROVE ST KILDA EAST VIC 3183	\$430,500	18-Feb-26
13/388 INKERMANN STREET ST KILDA EAST VIC 3183	\$430,000	10-Jan-26
21/130 ALMA ROAD ST KILDA EAST VIC 3183	\$420,000	13-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: 04 March 2026



**19/20 SHIRLEY GROVE ST KILDA
EAST VIC 3183**

1 1 1

Sold Price

^{RS}

\$430,500

Sold Date

18-Feb-26

Distance

0.28km



**13/388 INKERMEN STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price

\$430,000

Sold Date

10-Jan-26

Distance

0.43km



**21/130 ALMA ROAD ST KILDA
EAST VIC 3183**

1 1 1

Sold Price

^{RS}

\$420,000

Sold Date

13-Dec-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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