

## 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

11/66 ALMA ROAD ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

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

4/19 REDAN STREET ST KILDA VIC 3182	\$530,000	02-Apr-26
5/67A BARKLY STREET ST KILDA VIC 3182	\$500,000	17-Apr-26
9/19-21 CAMDEN STREET BALACLAVA VIC 3183	\$521,000	05-Mar-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: 15 May 2026



**4/19 REDAN STREET ST KILDA VIC 3182**

Sold Price

RS

**\$530,000**

Sold Date

**02-Apr-26**

2

1

1

Distance

**0.07km**



**5/67A BARKLY STREET ST KILDA VIC 3182**

Sold Price

RS

**\$500,000**

Sold Date

**17-Apr-26**

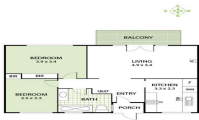
2

1

1

Distance

**0.63km**



**9/19-21 CAMDEN STREET BALACLAVA VIC 3183**

Sold Price

**\$521,000**

Sold Date

**05-Mar-26**

2

1

1

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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