

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

5/126 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Dec 2024

to

30 Nov 2025

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

12/14 ROBE STREET ST KILDA VIC 3182	1120000	19-Sep-25
7/3 GLEN EIRA ROAD RIPPONLEA VIC 3185	1060000	26-Oct-25
6/1-10 ARDOCH AVENUE ST KILDA EAST VIC 3183	1160000	05-Nov-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: 05 December 2025

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12/14 ROBE STREET ST KILDA VIC 3182

Sold Price

1120000

Sold Date

19-Sep-25

2

1

1

Distance

1.63km



7/3 GLEN EIRA ROAD RIPPONLEA VIC 3185

Sold Price

^{RS} **1060000**

Sold Date

26-Oct-25

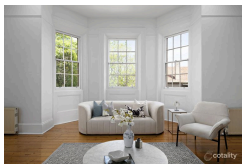
2

1

1

Distance

1.6km



6/1-10 ARDOCH AVENUE ST KILDA EAST VIC 3183

Sold Price

^{RS} **1160000** ^{UN}

Sold Date

05-Nov-25

3

1

1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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