

## 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

11/138A ALMA ROAD ST KILDA EAST VIC 3183

### 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

\$575,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

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

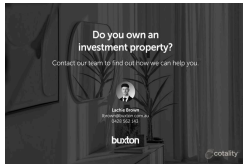
|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 14/70A ALEXANDRA STREET ST KILDA EAST VIC 3183 | \$580,000 | 28-May-26 |
| 6/45 ALMA ROAD ST KILDA VIC 3182               | \$603,000 | 29-Jan-26 |
| 206/126 CARLISLE STREET ST KILDA VIC 3182      | \$600,000 | 11-Jul-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: 14 July 2026

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### 14/70A ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 2

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **28-May-26**

Distance **0.53km**



### 6/45 ALMA ROAD ST KILDA VIC 3182

2 1 1

Sold Price

**\$603,000** Sold Date **29-Jan-26**

Distance **1.02km**



### 206/126 CARLISLE STREET ST KILDA VIC 3182

2 1 1

Sold Price

<sup>RS</sup> **\$600,000** Sold Date **11-Jul-26**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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