

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

\$567,500

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

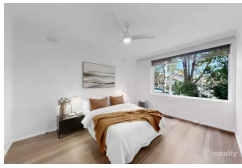
1/57-59 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$580,000	13-Aug-25
18/30 BALACLAVA ROAD ST KILDA EAST VIC 3183	\$555,500	04-Jul-25
13/5 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$550,000	27-Aug-25

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: 15 December 2025

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**1/57-59 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

 2  1  1

Sold Price **\$580,000** Sold Date **13-Aug-25**

Distance **0.35km**



**18/30 BALACLAVA ROAD ST
KILDA EAST VIC 3183**

 2  1  1

Sold Price **\$555,500** Sold Date **04-Jul-25**

Distance **0.79km**



**13/5 LANSDOWNE ROAD ST KILDA
EAST VIC 3183**

 2  1  1

Sold Price **\$550,000** Sold Date **27-Aug-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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