

## 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

2/139 ALMA ROAD ST KILDA EAST VIC 3183

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Aug 2024

to

31 Jul 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 9/362 CARLISLE STREET BALACLAVA VIC 3183 | \$650,000 | 17-Apr-25 |
| 6/680 MALVERN ROAD PRAHRAN VIC 3181      | \$649,000 | 24-Jun-25 |
| 9/4A WANDO GROVE ST KILDA EAST VIC 3183  | \$650,000 | 28-Jul-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: 21 August 2025

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**9/362 CARLISLE STREET  
BALACLAVA VIC 3183**

2 1 1

Sold Price **\$650,000** Sold Date **17-Apr-25**

Distance **0.69km**



**6/680 MALVERN ROAD PRAHRAN  
VIC 3181**

2 1 1

Sold Price **\$649,000** Sold Date **24-Jun-25**

Distance **1.78km**



**9/4A WANDO GROVE ST KILDA  
EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **28-Jul-25**

Distance **0.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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