

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$585,000

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

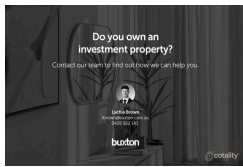
14/70A ALEXANDRA STREET ST KILDA EAST VIC 3183	\$580,000	28-May-26
6/45 ALMA ROAD ST KILDA VIC 3182	\$603,000	29-Jan-26
206/126 CARLISLE STREET ST KILDA VIC 3182	\$600,000	11-Jul-26

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.~~

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14/70A ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 2

Sold Price

^{RS} **\$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

^{RS} **\$600,000** Sold Date **11-Jul-26**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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