

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

4/86 ALMA ROAD ST KILDA VIC 3182

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

\$930,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 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

2/86 ALMA ROAD ST KILDA VIC 3182	\$950,000	01-Oct-25
5/86 ALMA ROAD ST KILDA VIC 3182	\$915,000	12-Apr-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: 10 February 2026



2/86 ALMA ROAD ST KILDA VIC 3182

Sold Price

\$950,000

Sold Date

01-Oct-25

2 1 1

Distance

0km



5/86 ALMA ROAD ST KILDA VIC 3182

Sold Price

\$915,000

Sold Date

12-Apr-25

2 1 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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