

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 5/192 Alma Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$655,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb St Kilda East

Period - From 01/01/2025

to 31/12/2025

Source REIV

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 six 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	2/28 Elgin Av ARMADALE 3143	\$640,000	19/02/2026
2	9/353 Alma Rd CAULFIELD NORTH 3161	\$650,000	04/12/2025
3	4/26 Blenheim St BALACLAVA 3183	\$660,000	16/10/2025

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 six months.~~

This Statement of Information was prepared on:

13/03/2026 09:27



Property Type: Apartment

Agent Comments

Comparable Properties



2/28 Elgin Av ARMADALE 3143 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: Apartment



9/353 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$650,000

Method: Sold Before Auction

Date: 04/12/2025

Property Type: Apartment



4/26 Blenheim St BALACLAVA 3183 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 16/10/2025

Property Type: Apartment