

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

17/194 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2024

to

31 Aug 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

11/218 ALMA ROAD ST KILDA EAST VIC 3183	\$661,000	13-Jul-25
21/142 ALMA ROAD ST KILDA EAST VIC 3183	\$650,000	28-May-25
17/6 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$649,000	22-Jun-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: 11 September 2025

Melanie Walden
P 90664813
M 0422395214
E melaniewalden@mcgrath.com.au



11/218 ALMA ROAD ST KILDA EAST VIC 3183 Sold Price **\$661,000** Sold Date **13-Jul-25**

 2  1  1

Distance **0.17km**



21/142 ALMA ROAD ST KILDA EAST VIC 3183 Sold Price **\$650,000** Sold Date **28-May-25**

 2  1  1

Distance **0.7km**



17/6 LANSDOWNE ROAD ST KILDA EAST VIC 3183 Sold Price **\$649,000** Sold Date **22-Jun-25**

 2  1  2

Distance **0.27km**

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

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