

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

212/5 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

\$425,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

314/5 ALMA ROAD ST KILDA VIC 3182	\$495,000	27-Oct-25
14/38 WATERLOO CRESCENT ST KILDA VIC 3182	\$420,000	13-Jul-25
14/151 FITZROY STREET ST KILDA VIC 3182	\$460,000	05-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.~~

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314/5 ALMA ROAD ST KILDA VIC 3182

Sold Price

^{RS} **\$495,000** Sold Date **27-Oct-25**

 1  1  1

Distance **0km**



14/38 WATERLOO CRESCENT ST KILDA VIC 3182

Sold Price

\$420,000 Sold Date **13-Jul-25**

 1  1  1

Distance **0.23km**



14/151 FITZROY STREET ST KILDA VIC 3182

Sold Price

^{RS} **\$460,000** Sold Date **05-Jun-25**

 1  1  1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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