

# 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 4/227 Alma Road, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$729,000

### Median sale price

Median price \$590,500

Property Type Unit

Suburb St Kilda East

Period - From 01/12/2024

to 30/11/2025

Source Property Data

### 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	10/2a The Avenue WINDSOR 3181	\$725,000	24/11/2025
2	12/24 Mathoura Rd TOORAK 3142	\$720,000	15/11/2025
3	11/767 Malvern Rd TOORAK 3142	\$715,000	13/11/2025

**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:

01/12/2025 16:05