

# 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

50/87 Alma Road, St Kilda Vic 3182

### Indicative selling price

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

Range between \$495,000

&

\$540,000

### Median sale price

Median price \$511,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2024

to 30/06/2025

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 | 9/68 Alma Rd ST KILDA 3182           | \$505,000 | 19/09/2025   |
| 2 | 6/55 Alexandra St ST KILDA EAST 3183 | \$540,000 | 25/08/2025   |
| 3 | 6/8 Westbury St ST KILDA EAST 3183   | \$495,000 | 13/07/2025   |

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:

29/09/2025 11:13



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$495,000 - \$540,000  
**Median Unit Price**  
Year ending June 2025: \$511,500

## Comparable Properties



**9/68 Alma Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 19/09/2025  
**Property Type:** Apartment



**6/55 Alexandra St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 25/08/2025  
**Property Type:** Apartment



**6/8 Westbury St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 13/07/2025  
**Property Type:** Apartment  
**Land Size:** 1428 sqm approx

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372