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	19/194 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $440,000 & $460,000

Median sale price

Median price $593,500 Property Type Unit Suburb St Kilda East

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	203/65 Grosvenor St BALACLAVA 3183	$475,000	26/06/2025
2	36/62 Wattletree Rd ARMADALE 3143	$472,500	13/05/2025
3	21/69 Wellington St ST KILDA 3182	$451,250	10/04/2025

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: 09/09/2025 10:33

19/194 Alma Road, St Kilda East Vic 3183



1 1 1

Property Type: Apartment
Land Size: 83 sqm approx

Agent Comments

Indicative Selling Price
$440,000 - $460,000
Median Unit Price
Year ending June 2025: $593,500

Comparable Properties



203/65 Grosvenor St BALACLAVA 3183 (REI/VG)

1 1 1

Price: $475,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Agent Comments



36/62 Wattletree Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $472,500
Method: Private Sale
Date: 13/05/2025
Property Type: Apartment

Agent Comments



21/69 Wellington St ST KILDA 3182 (REI/VG)

1 1 1

Price: $451,250
Method: Private Sale
Date: 10/04/2025
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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