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	5/220 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Single price $530,000

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	38/53 Balaclava Rd ST KILDA EAST 3183	$515,000	23/08/2025
2	12/91 Hotham St BALACLAVA 3183	$500,000	22/08/2025
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: 10/09/2025 08:14

5/220 Alma Road, St Kilda East Vic 3183



2

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$530,000
Median Unit Price
Year ending June 2025: $593,500

Comparable Properties



38/53 Balaclava Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $515,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Apartment

Agent Comments



12/91 Hotham St BALACLAVA 3183 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 22/08/2025
Property Type: Apartment

Agent Comments



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

2 1 1

Price: $495,000
Method: Private Sale
Date: 13/07/2025
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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