Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	10/218 ALMA ROAD, ST KILDA EAST, VIC 3183

Indicative selling price

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

Price Range:	$580,000 to $630,000

Median sale price

Median price	$617,500	Property type	Unit	Suburb	ST KILDA EAST
Period	01 January 2026 to 31 March 2026	Source	pricefinder		

Comparable property sales

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
25/41 CHAPEL ST, ST KILDA, VIC 3182	$591,500	25/03/2026
9/47 ALEXANDRA ST, ST KILDA EAST, VIC 3183	$595,000	18/03/2026
2/9 EVELYN ST, ST KILDA EAST, VIC 3183	$638,000	16/03/2026

This Statement of Information was prepared on: 07/04/2026