

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

1/131 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$587,500 Property Type Unit Suburb St Kilda East

Period - From 25/02/2025 to 24/02/2026 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	18/77 Westbury St ST KILDA EAST 3183	\$370,000	13/02/2026
2	7/46 Alexandra St ST KILDA EAST 3183	\$340,000	02/12/2025
3	4/52 Wilgah St ST KILDA EAST 3183	\$360,000	01/12/2025

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:

25/02/2026 16:25



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

25/02/2025 - 24/02/2026: \$587,500

Comparable Properties



18/77 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$370,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment



7/46 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$340,000

Method: Private Sale

Date: 02/12/2025

Property Type: Apartment



4/52 Wilgah St ST KILDA EAST 3183 (VG)

Agent Comments

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Price: \$360,000

Method: Sale

Date: 01/12/2025

Property Type: Subdivided Flat - Single OYO Flat

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700



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