

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

101/5 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$430,000

&

\$470,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2026

to 30/06/2026

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	405/78 Inkerman St ST KILDA 3182	\$449,000	29/06/2026
2	17/64 Fitzroy St ST KILDA 3182	\$460,000	23/06/2026
3	7/52 Clyde St ST KILDA 3182	\$430,000	10/06/2026

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:

07/07/2026 10:10



 1
  1
  1

Property Type: Apartment

Land Size: 74 sqm approx

Agent Comments

Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

June quarter 2026: \$540,000

Comparable Properties



405/78 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$449,000

Method: Private Sale

Date: 29/06/2026

Property Type: Apartment



17/64 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$460,000

Method: Private Sale

Date: 23/06/2026

Property Type: Apartment



7/52 Clyde St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$430,000

Method: Private Sale

Date: 10/06/2026

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300