

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

4/227 Alma Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$875,000

&

\$925,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb St Kilda East

Period - From 01/07/2025

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	4/23 Seymour Rd ELSTERNWICK 3185	\$889,000	30/03/2026
2	1/360 Carlisle St BALACLAVA 3183	\$910,000	23/03/2026
3	1/54 Kooyong Rd CAULFIELD NORTH 3161	\$885,000	14/03/2026

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:

01/09/2026 09:40

4/227 Alma Road, St Kilda East Vic 3183



 3  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$875,000 - \$925,000

Median Unit Price

Year ending June 2026: \$585,000

Comparable Properties



4/23 Seymour Rd ELSTERNWICK 3185 (REI)

Agent Comments

 3  1  1

Price: \$889,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



1/360 Carlisle St BALACLAVA 3183 (REI/VG)

Agent Comments

 3  1  1

Price: \$910,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment



1/54 Kooyong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 3  1  1

Price: \$885,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Apartment

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666



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