

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

405/5 Alma Road, St Kilda Vic 3182

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2025

to

31/12/2025

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	2/10 Tennyson St ST KILDA 3182	\$900,000	04/03/2026
2	25/350-353 Beaconsfield Pde ST KILDA WEST 3182	\$935,000	31/01/2026
3	14/41 Marine Pde ST KILDA 3182	\$965,000	20/09/2025

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:

05/03/2026 11:19

Iliass Okaf
03 8644 5500
0481 797 691
iliassokaf@jellisrcraig.com.au



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

December quarter 2025: \$535,000

Comparable Properties



2/10 Tennyson St ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$900,000

Method: Private Sale

Date: 04/03/2026

Property Type: Apartment



25/350-353 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

 2  1  1

Price: \$935,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Apartment



14/41 Marine Pde ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  2

Price: \$965,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500