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	9/13 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Single price $698,250

Median sale price

Median price $536,500 Property Type Unit Suburb St Kilda East

Period - From 01/01/2024 to 31/03/2024 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	11/109 Westbury St ST KILDA EAST 3183	$702,000	13/04/2024
2	202/138 Glen Eira Rd ELSTERNWICK 3185	$691,500	01/02/2024
3	3/81 Hotham St ST KILDA EAST 3183	$690,000	26/03/2024

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: 22/05/2024 14:48

9/13 Lansdowne Road, St Kilda East Vic 3183



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$698,250
Median Unit Price
March quarter 2024: $536,500

Comparable Properties



11/109 Westbury St ST KILDA EAST 3183 (REI)

2 2 1

Price: $702,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit

Agent Comments



202/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

2 2 1

Price: $691,500
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment

Agent Comments



3/81 Hotham St ST KILDA EAST 3183 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 26/03/2024
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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