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	34/26 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Single price	$280,000

Median sale price

Median price	$585,000	Property Type	Unit	Suburb	St Kilda East
Period - From	01/10/2024	to	30/09/2025	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	32/5-9 Fulton St ST KILDA EAST 3183	$273,500	24/09/2025
2	3/15-17 Charnwood Rd ST KILDA 3182	$295,000	17/09/2025
3	29/55 Alexandra St ST KILDA EAST 3183	$280,000	09/09/2025

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: 16/10/2025 10:20

34/26 Lansdowne Road, St Kilda East Vic 3183



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$280,000
Median Unit Price
Year ending September 2025: $585,000

Comparable Properties



32/5-9 Fulton St ST KILDA EAST 3183 (REI)

1 1 1

Price: $273,500
Method: Private Sale
Date: 24/09/2025
Property Type: Unit

Agent Comments



3/15-17 Charnwood Rd ST KILDA 3182 (REI)

1 1 -

Price: $295,000
Method: Private Sale
Date: 17/09/2025
Property Type: Apartment

Agent Comments



29/55 Alexandra St ST KILDA EAST 3183 (VG)

1 - -

Price: $280,000
Method: Sale
Date: 09/09/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

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

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