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	3/4 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $695,000 & $755,000

Median sale price

Median price $1,035,750 Property Type Townhouse Suburb St Kilda East

Period - From 03/01/2022 to 02/01/2023 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	4/384 Orrong Rd CAULFIELD NORTH 3161	$750,000	16/11/2022
2	3/32 Hotham St ST KILDA EAST 3183	$737,500	12/11/2022
3	1/45 Alexandra St ST KILDA EAST 3183	$717,000	23/10/2022

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: 03/01/2023 13:50

3/4 Lansdowne Road, St Kilda East Vic 3183



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$695,000 - $755,000
Median Townhouse Price
03/01/2022 - 02/01/2023: $1,035,750

Comparable Properties



4/384 Orrong Rd CAULFIELD NORTH 3161 (REI)

2 2 3

Price: $750,000
Method: Sold Before Auction
Date: 16/11/2022
Property Type: Apartment

Agent Comments



3/32 Hotham St ST KILDA EAST 3183 (REI)

2 1 1

Price: $737,500
Method: Auction Sale
Date: 12/11/2022
Property Type: Apartment

Agent Comments



1/45 Alexandra St ST KILDA EAST 3183 (REI)

2 2 1

Price: $717,000
Method: Auction Sale
Date: 23/10/2022
Property Type: Apartment

Agent Comments

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

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