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	14 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between $1,820,000 & $2,000,000

Median sale price

Median price $1,525,000 Property Type House Suburb St Kilda

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	1 Thackeray St ELWOOD 3184	$1,910,000	04/07/2026
2	57 Pridham St PRAHRAN 3181	$2,085,000	27/06/2026
3	12 Los Angeles Ct RIPPONLEA 3185	$1,930,000	31/05/2026

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: 07/08/2026 11:50

14 Lambeth Place, St Kilda Vic 3182



4 2 1

Property Type: House
Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price
$1,820,000 - $2,000,000
Median House Price
Year ending June 2026: $1,525,000

Comparable Properties



1 Thackeray St ELWOOD 3184 (REI)

3 2 2

Price: $1,910,000
Method: Private Sale
Date: 04/07/2026
Property Type: House
Land Size: 302 sqm approx

Agent Comments



57 Pridham St PRAHRAN 3181 (REI)

3 2 -

Price: $2,085,000
Method: Private Sale
Date: 27/06/2026
Property Type: House

Agent Comments



12 Los Angeles Ct RIPPONLEA 3185 (REI)

3 1 3

Price: $1,930,000
Method: Auction Sale
Date: 31/05/2026
Property Type: House (Res)
Land Size: 549 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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