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	22/4a Lansdowne Road, St Kilda East VIC 3183

Indicative selling price

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

Range between $500,000 & $540,000

Median sale price

Median price $565,000 Property Type Unit Suburb St Kilda East

Period - From 26/11/2024 to 25/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7/8 The Avenue Windsor VIC 3181	$515,000	03/03/2025
9/32 Williams Road Prahran VIC 3181	$515,000	12/03/2025
6/22 Gibbs Street Balaclava VIC 3183	$533,333	31/03/2025

This Statement of Information was prepared on: 26/05/2025