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	61 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,580,000 Property Type House Suburb St Kilda East

Period - From 01/07/2024 to 30/06/2025 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	113 Argyle St ST KILDA 3182	$1,215,000	22/09/2025
2	52 Hornby St WINDSOR 3181	$1,262,500	19/07/2025
3	10 Lambert Gr ST KILDA EAST 3183	$1,305,000	16/06/2025

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: 22/09/2025 15:38

61 Lansdowne Road, St Kilda East Vic 3183



0 0 0

Rooms: 6
Property Type: House
Land Size: 272.768 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending June 2025: $1,580,000

Comparable Properties



113 Argyle St ST KILDA 3182 (REI)

2 1 -

Price: $1,215,000
Method: Private Sale
Date: 22/09/2025
Property Type: House
Land Size: 164 sqm approx

Agent Comments



52 Hornby St WINDSOR 3181 (REI/VG)

2 1 2

Price: $1,262,500
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



10 Lambert Gr ST KILDA EAST 3183 (REI/VG)

3 1 -

Price: $1,305,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 218 sqm approx

Agent Comments

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289

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