### 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

10 Lambert Grove, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,350,000		&		\$1,450,000			
Median sale price								
Median price	\$1,610,500	Pro	Property Type Hou		ouse		Suburb	St Kilda East
Period - From	07/05/2024	to	06/05/2025		So	urce	Property	/ Data

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	29 Clyde St ST KILDA 3182	\$1,440,000	05/04/2025
2	16 Mt Pleasant Gr ARMADALE 3143	\$1,425,000	19/03/2025
3			

OR

**B**<sup>\*</sup> 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:

07/05/2025 15:27



# McGrath





Property Type: House (Res) Land Size: 186 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price 07/05/2024 - 06/05/2025: \$1,610,500

## **Comparable Properties**

29 Clyde St ST KILDA 3182 (REI) 3 1 2 - Price: \$1,440,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 174 sqm approx	Agent Comments
16 Mt Pleasant Gr ARMADALE 3143 (REI)   1 1	Agent Comments

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.

#### Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



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