

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,610,500

Property Type House

Suburb St Kilda East

Period - From 07/05/2024

to

06/05/2025

Source 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 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	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\* 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



2 1 0

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)

Agent Comments

3 1 -

Price: \$1,440,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)  
Land Size: 174 sqm approx



16 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments

3 1 -

Price: \$1,425,000  
Method: Private Sale  
Date: 19/03/2025  
Property Type: House

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.