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	11/6 Lansdowne Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$510,000	&	\$540,000
-			

Median sale price

Median price	\$596,000	Pro	perty Type U	nit		Suburb	St Kilda East
Period - From	07/05/2023	to	06/05/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/57-59 Lansdowne Rd ST KILDA EAST 3183	\$560,000	13/04/2024
2	1/119 Alma Rd ST KILDA EAST 3183	\$552,000	13/04/2024
3	16/11 Fulton St ST KILDA EAST 3183	\$539,000	02/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/05/2024 15:35









Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$510,000 - \$540,000 Median Unit Price 07/05/2023 - 06/05/2024: \$596,000

Comparable Properties



6/57-59 Lansdowne Rd ST KILDA EAST 3183

(REI)

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Price: \$560,000 Method: Private Sale

Date: 13/04/2024 Property Type: Apartment Agent Comments

1/119 Alma Rd ST KILDA EAST 3183 (REI)

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• 1



Price: \$552,000

Method: Sold Before Auction

Date: 13/04/2024 Property Type: Unit **Agent Comments**



16/11 Fulton St ST KILDA EAST 3183 (REI)

1 2 **1** 1

Price: \$539,000 Method: Private Sale Date: 02/04/2024

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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