

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

11/6 Lansdowne Road, St Kilda East Vic 3183

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

Property Type

Unit

Suburb

St Kilda East

Period - From

07/05/2023

to

06/05/2024

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/05/2024 15:35



 1
  1
  1

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) [Agent Comments](#)

 2
  1
  1

Price: \$560,000
Method: Private Sale
Date: 13/04/2024
Property Type: Apartment



1/119 Alma Rd ST KILDA EAST 3183 (REI) [Agent Comments](#)

 1
  1
  1

Price: \$552,000
Method: Sold Before Auction
Date: 13/04/2024
Property Type: Unit



16/11 Fulton St ST KILDA EAST 3183 (REI) [Agent Comments](#)

 2
  1
  1

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

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