

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

14 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,820,000

&

\$2,000,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb St Kilda

Period - From 04/08/2025

to

03/08/2026

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	1 Thackeray St ELWOOD 3184	\$1,910,000	04/07/2026
2	57 Pridham St PRAHRAN 3181	\$2,085,000	27/06/2026
3	12 Los Angeles Ct RIPPONLEA 3185	\$1,930,000	31/05/2026

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:

04/08/2026 12:17

**Property Type:** House (Res)**Land Size:** 271 sqm approx

Agent Comments

Indicative Selling Price

\$1,820,000 - \$2,000,000

Median House Price

04/08/2025 - 03/08/2026: \$1,527,500

Comparable Properties

**1 Thackeray St ELWOOD 3184 (REI)**

Agent Comments

**Price:** \$1,910,000**Method:** Private Sale**Date:** 04/07/2026**Property Type:** House**Land Size:** 302 sqm approx**57 Pridham St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$2,085,000**Method:** Private Sale**Date:** 27/06/2026**Property Type:** House**12 Los Angeles Ct RIPPONLEA 3185 (REI)**

Agent Comments

**Price:** \$1,930,000**Method:** Auction Sale**Date:** 31/05/2026**Property Type:** House (Res)**Land Size:** 549 sqm approx

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