

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

20 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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 | 31 Duke St ST KILDA 3182 | \$1,475,000 | 30/11/2023 |
| 2 | 34 John St ELWOOD 3184 | \$1,360,000 | 14/11/2023 |
| 3 | 9 Henry St WINDSOR 3181 | \$1,350,000 | 05/10/2023 |

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:

28/02/2024 15:50



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Property Type: Other (Res)

Land Size: 271.413 sqm approx

Agent Comments

Comparable Properties



31 Duke St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$1,475,000

Method: Sale

Date: 30/11/2023

Property Type: House (Res)

Land Size: 253 sqm approx



34 John St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$1,360,000

Method: Private Sale

Date: 14/11/2023

Property Type: House



9 Henry St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,350,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: House (Res)

Land Size: 171 sqm approx