

# 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

|   |
|---|
| 24/6 Lansdowne Road, 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 

|           |
|-----------|
| \$700,000 |
|-----------|

 & 

|           |
|-----------|
| \$750,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$658,500 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|               |
|---------------|
| St Kilda East |
|---------------|

Period - From 

|            |
|------------|
| 01/04/2023 |
|------------|

 to 

|            |
|------------|
| 30/06/2023 |
|------------|

 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 | 3/4 Camden St BALACLAVA 3183      | \$736,000 | 17/08/2023   |
| 2 | 8/117 Alma Rd ST KILDA EAST 3183  | \$735,000 | 17/06/2023   |
| 3 | G06/126 Carlisle St ST KILDA 3182 | \$715,000 | 13/06/2023   |

**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: 

|                  |
|------------------|
| 21/08/2023 15:35 |
|------------------|



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
June quarter 2023: \$658,500

## Comparable Properties



**3/4 Camden St BALACLAVA 3183 (REI)**

Agent Comments



**Price:** \$736,000  
**Method:** Sold Before Auction  
**Date:** 17/08/2023  
**Property Type:** Unit



**8/117 Alma Rd ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** Apartment



**G06/126 Carlisle St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 13/06/2023  
**Property Type:** Apartment

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