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	5 Lambeth Place, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,850,000	&	\$2,000,000
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Median sale price

Median price	\$1,475,000	Pro	perty Type	House		Suburb	St Kilda
Period - From	13/06/2023	to	12/06/2024	S	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		Price	Date of sale
1	9 Smith St ST KILDA 3182	\$2,200,000	24/02/2024
2	28 Neptune St ST KILDA 3182	\$1,900,000	28/02/2024

OR

3

4 Moodie PI ST KILDA 3182

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:	13/06/2024 15:29



18/05/2024

\$1,860,000











Rooms: 2

Property Type: House (Res) Land Size: 459 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$2,000,000 **Median House Price**

13/06/2023 - 12/06/2024: \$1,475,000

Comparable Properties



9 Smith St ST KILDA 3182 (REI/VG)



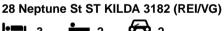


Agent Comments

Price: \$2,200,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 416 sqm approx





Agent Comments





4 Moodie PI ST KILDA 3182 (REI)





Price: \$1,860,000 Method: Auction Sale Date: 18/05/2024

Property Type: House (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



