

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

5 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,475,000 Property Type House Suburb St Kilda

Period - From 13/06/2023 to 12/06/2024 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	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
3	4 Moodie Pl ST KILDA 3182	\$1,860,000	18/05/2024

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:

13/06/2024 15:29



4 1 2

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

4 2 1

Price: \$2,200,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 416 sqm approx



28 Neptune St ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$1,900,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 163 sqm approx



4 Moodie Pl ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,860,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

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