

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

8/23 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$615,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2026 to 31/03/2026 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	1/154 Alma Rd ST KILDA EAST 3183	\$550,000	29/04/2026
2	3/46 Lansdowne Rd ST KILDA EAST 3183	\$521,000	31/03/2026
3	5/55 Alexandra St ST KILDA EAST 3183	\$560,000	17/03/2026

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:

05/05/2026 13:55



 2
  1
  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

March quarter 2026: \$615,000

Comparable Properties



1/154 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$550,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: Apartment



3/46 Lansdowne Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$521,000

Method: Sold Before Auction

Date: 31/03/2026

Property Type: Apartment



5/55 Alexandra St ST KILDA EAST 3183 (VG)

Agent Comments

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Price: \$560,000

Method: Sale

Date: 17/03/2026

Property Type: Strata Unit/Flat

Account - Gary Peer & Associates | P: 03 95261999 | F: 03 95277289