

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 9/5 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$536,500 Property Type Unit Suburb St Kilda East

Period - From 01/01/2024 to 31/03/2024 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	10/2 Jessamine Av PRAHRAN 3181	\$472,000	17/04/2024
2	24/55 Alexandra St ST KILDA EAST 3183	\$460,000	11/01/2024
3	5/32 Westbury St ST KILDA EAST 3183	\$445,000	22/12/2023

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: 04/06/2024 06:04



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median Unit Price
March quarter 2024: \$536,500

Comparable Properties



10/2 Jessamine Av PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$472,000
Method: Private Sale
Date: 17/04/2024
Property Type: Unit



24/55 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$460,000
Method: Private Sale
Date: 11/01/2024
Property Type: Apartment
Land Size: 68 sqm approx



5/32 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300