

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

3/23 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

St Kilda East

Period - From

04/06/2023

to

03/06/2024

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	18/1 Whitehall Ct CAULFIELD NORTH 3161	\$567,000	06/05/2024
2	6/57-59 Lansdowne Rd ST KILDA EAST 3183	\$560,000	13/04/2024
3	104/382 Dandenong Rd CAULFIELD NORTH 3161	\$545,000	04/05/2024

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:

04/06/2024 09:11



Property Type: Apartment

Agent Comments

Comparable Properties



18/1 Whitehall Ct CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$567,000

Method: Private Sale

Date: 06/05/2024

Property Type: Apartment



6/57-59 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 13/04/2024

Property Type: Apartment



104/382 Dandenong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 04/05/2024

Property Type: Apartment