Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11/5 Lansdowne Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000 & \$550,0

Median sale price

Median price	\$574,500	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	01/01/2024	to	31/12/2024		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

1	2/124 Alexandra St ST KILDA EAST 3183	\$525,000	05/03/2025
2	9/124 Alexandra St ST KILDA EAST 3183	\$522,000	14/12/2024
3	14/36 Westbury St ST KILDA EAST 3183	\$550,000	16/11/2024

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:	13/03/2025 10:21



Date of sale

BigginScott





Property Type: Apartment Agent Comments

Indicative Selling Price \$500.000 - \$550.000 **Median Unit Price** Year ending December 2024: \$574,500

Comparable Properties



2/124 Alexandra St ST KILDA EAST 3183 (REI)

Price: \$525,000

Method: Sold Before Auction

Date: 05/03/2025

Property Type: Apartment

Agent Comments



9/124 Alexandra St ST KILDA EAST 3183 (REI/VG)





Agent Comments

Price: \$522.000 Method: Auction Sale Date: 14/12/2024

Property Type: Apartment Land Size: 1353 sqm approx



14/36 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

Price: \$550,000 Method: Auction Sale Date: 16/11/2024 Property Type: Unit

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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