

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

11/5 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$574,500

Property Type

Unit

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	Price	Date of sale
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



2
 1
 1

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)

Agent Comments

2
 1
 1

Price: \$525,000

Method: Sold Before Auction

Date: 05/03/2025

Property Type: Apartment



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

Agent Comments

2
 1
 1

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

2
 1
 2

Price: \$550,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Unit