

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

7/6 LANSDOWNE ROAD ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$635,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,277

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

101/190 ALMA ROAD ST KILDA EAST VIC 3183	\$688,000	26-Sep-24
3/382 DANDENONG ROAD CAULFIELD NORTH VIC 3161	\$650,000	19-Oct-24
5/28 THE AVENUE WINDSOR VIC 3181	\$691,330	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 11 February 2025

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**101/190 ALMA ROAD ST KILDA
EAST VIC 3183**

2 2 1

Sold Price **\$688,000** Sold Date **26-Sep-24**

Distance **0.26km**

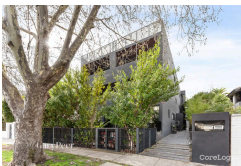


**3/382 DANDENONG ROAD
CAULFIELD NORTH VIC 3161**

2 2 1

Sold Price **\$650,000** Sold Date **19-Oct-24**

Distance **0.49km**



**5/28 THE AVENUE WINDSOR VIC
3181**

2 2 1

Sold Price **\$691,330** Sold Date **21-Sep-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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