

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

34 Lambeth Place, St Kilda

## Indicative selling price

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

Single price

or range between

\$1,175,000

&

\$1,250,000

## Median sale price

Median price

\$1,350,000

Property type

House

Suburb

St Kilda

Period - From

01/10/2020

to

31/12/2020

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
64 Brunning Street, Balaclava	\$1,255,000	04/02/2021
52 Vale Street, St Kilda	\$1,200,000	30/11/2020
54 Fawkner Street, St Kilda	\$1,280,000	26/11/2020

This Statement of Information was prepared on:

08/02/2021