



# 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 63 Lansdowne Road, St Kilda East

## 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 \$1,050,000 & \$1,150,000

## Median sale price

Median price \$1,520,000 Property type House Suburb St Kilda East

Period - From 01/10/2022 to 31/12/2022 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
23 Young Street, St Kilda East	\$995,000	2/3/2023
10/3 Wilks Street, Caulfield North	\$1,281,000	02/04/2023
8 Wilgah Street, St Kilda East	\$1,165,000	25/02/2023

**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: 26/4/2023