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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

3/25 Lansdowne Road, St Kilda East

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$

or range between

\$775,000

&

\$850,000

## Median sale price

Median price

\$582,625

\*House

\*Unit

X

Suburb

St Kilda East

Period - From

1<sup>st</sup> October

to

31<sup>st</sup> December

Source

REIV

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Woodstock Street, Balaclava	\$875,000	24/11/2018
3/81 St Georges Road, Elsternwick	\$840,000	28/11/2018
4/5 Beresford Street, Caulfield North	\$825,000	9/12/2018