Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12/6 Lansdowne Road, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$715,000
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Median sale price

Median price	\$550,000	Pro	perty Type Ur	nit		Suburb	St Kilda East
Period - From	01/07/2025	to	30/09/2025	So	urce	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

70	idiess of comparable property	1 1100	Date of Sale
1	5/382 Dandenong Rd CAULFIELD NORTH 3161	\$690,000	02/10/2025
2	108/1 Wilks St CAULFIELD NORTH 3161	\$659,000	24/09/2025
3	13/6-10 Lansdowne Rd ST KILDA EAST 3183	\$730,000	27/08/2025

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:	18/11/2025 18:08



Date of sale