

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

16/4A 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

11/57-59 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$547,000	26-Oct-25
3/26 FULTON STREET ST KILDA EAST VIC 3183	\$565,000	22-Jul-25
3/4A LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$580,000	18-Jun-25

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: 14 November 2025

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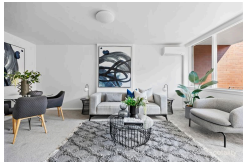
**11/57-59 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$547,000** Sold Date **26-Oct-25**

Distance **0.64km**



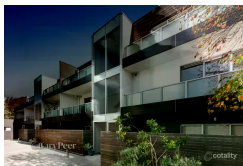
**3/26 FULTON STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$565,000 Sold Date **22-Jul-25**

Distance **0.56km**



**3/4A LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

2 2 1

Sold Price

\$580,000 Sold Date **18-Jun-25**

Distance **0km**



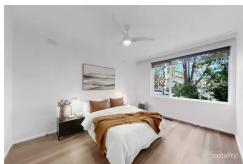
**6/55 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$540,000** Sold Date **25-Aug-25**

Distance **0.54km**



**1/57-59 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

2 1 1

Sold Price

\$580,000 Sold Date **13-Aug-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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