Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/27 Lansdowne Road, St Kilda East Vic 3183

Indicative selling price

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

Range between \$690,000	&	\$750,000
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Median sale price

Median price	\$585,000	Pro	perty Type U	nit]	Suburb	St Kilda East
Period - From	01/10/2024	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	315/138 Glen Eira Rd ELSTERNWICK 3185	\$712,000	18/10/2025
2	1/13 Lewisham Rd WINDSOR 3181	\$725,000	18/10/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2025 10:56
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Property Type:Agent Comments

Indicative Selling Price \$690,000 - \$750,000 Median Unit Price Year ending September 2025: \$585,000

Comparable Properties



315/138 Glen Eira Rd ELSTERNWICK 3185 (REI)

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Price: \$712,000 **Method:** Private Sale **Date:** 18/10/2025

Property Type: Apartment

Agent Comments



1/13 Lewisham Rd WINDSOR 3181 (REI)

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Agent Comments

Price: \$725,000 Method: Auction Sale Date: 18/10/2025

Property Type: Apartment



13/6-10 Lansdowne Rd ST KILDA EAST 3183 (REI)

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Agent Comments

Price: \$730,000

Method: Sold Before Auction

Date: 27/08/2025

Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



