

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

7/24-26 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,504,000

Property type

Other

Suburb

St Kilda East

Period-from

01 Oct 2024

to

30 Sep 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

12/24-26 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$209,000	24-Jul-25
19/24-26 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$210,000	11-Jun-25
16/40 WATERLOO CRESCENT ST KILDA VIC 3182	\$200,000	04-Jul-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: 16 October 2025

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**12/24-26 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price

\$209,000

Sold Date

24-Jul-25

Distance

0km



**19/24-26 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

 1  1  1

Sold Price

\$210,000

Sold Date

11-Jun-25

Distance

0km



**16/40 WATERLOO CRESCENT ST
KILDA VIC 3182**

 1  1  1

Sold Price

\$200,000

Sold Date

04-Jul-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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