

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

6/11 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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

9/4A WANDO GROVE ST KILDA EAST VIC 3183	\$650,000	28-Jul-25
11/218 ALMA ROAD ST KILDA EAST VIC 3183	\$661,000	13-Jul-25
12/64 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$635,500	10-Oct-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.~~

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9/4A WANDO GROVE ST KILDA EAST VIC 3183

2 1 1

Sold Price **\$650,000** Sold Date **28-Jul-25**

Distance **0.08km**



11/218 ALMA ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price **\$661,000** Sold Date **13-Jul-25**

Distance **0.27km**



12/64 ALEXANDRA STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price ^{RS} **\$635,500** Sold Date **10-Oct-25**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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