

## 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

17/6 LANSDOWNE ROAD ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 16/4A WANDO GROVE ST KILDA EAST VIC 3183  | \$640,000 | 18-Feb-25 |
| 1/6 HUGHENDEN ROAD ST KILDA EAST VIC 3183 | \$667,000 | 02-Mar-25 |
| 1/213 ALMA ROAD ST KILDA EAST VIC 3183    | \$610,000 | 14-Mar-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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**16/4A WANDO GROVE ST KILDA  
EAST VIC 3183**

 2  1  1

Sold Price **\$640,000** Sold Date **18-Feb-25**

Distance **0.15km**



**1/6 HUGHENDEN ROAD ST KILDA  
EAST VIC 3183**

 2  1  1

Sold Price **\$667,000** Sold Date **02-Mar-25**

Distance **0.17km**



**1/213 ALMA ROAD ST KILDA EAST  
VIC 3183**

 2  1  1

Sold Price **\$610,000** Sold Date **14-Mar-25**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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