

## 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](http://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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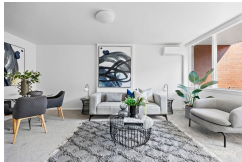
**11/57-59 LANSDOWNE ROAD ST  
KILDA EAST VIC 3183**

2 1 1

Sold Price

<sup>RS</sup> **\$547,000** Sold Date **26-Oct-25**

Distance **0.64km**



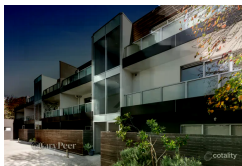
**3/26 FULTON STREET ST KILDA  
EAST VIC 3183**

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

<sup>RS</sup> **\$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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