

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

27/24-26 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

or range
between

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2024

to

31 Aug 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	22-Jul-25
19/24-26 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$210,000	11-Jun-25
2/4 WANDO GROVE ST KILDA EAST VIC 3183	\$213,000	13-May-24

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 September 2025

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

1 1 1

Sold Price ^{RS} **\$209,000** Sold Date **22-Jul-25**

Distance **0km**



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

1 1 1

Sold Price **\$210,000** Sold Date **11-Jun-25**

Distance **0km**



**2/4 WANDO GROVE ST KILDA
 EAST VIC 3183**

1 1 1

Sold Price **\$213,000** Sold Date **13-May-24**

Distance **0.23km**

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

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