

## 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

12/24-26 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

\$200,000

&

\$220,000

### 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

12/4 WANDO GROVE ST KILDA EAST VIC 3183	\$215,000	23-Feb-25
7/254-256 DANDENONG ROAD ST KILDA EAST VIC 3183	\$190,000	14-May-25
2/38 CHARNWOOD ROAD ST KILDA VIC 3182	\$240,000	13-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.~~

This Statement of Information was prepared on: 16 June 2025

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### 12/4 WANDO GROVE ST KILDA EAST VIC 3183

1 1 -

Sold Price **\$215,000** Sold Date **23-Feb-25**

Distance **0.23km**

To instantly select and book an inspection for this property, please request an inspection time and enter your contact details

If there are no registered or confirmed attendees for an inspection, that particular inspection may be cancelled. If you wish to attend, please ensure you register your details.

hockingstuart.com.au

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### 7/254-256 DANDENONG ROAD ST KILDA EAST VIC 3183

1 1 -

Sold Price <sup>RS</sup> **\$190,000** <sup>UN</sup> Sold Date **14-May-25**

Distance **0.56km**



### 2/38 CHARNWOOD ROAD ST KILDA VIC 3182

1 1 -

Sold Price **\$240,000** Sold Date **13-Mar-25**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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