

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

20 Lambeth Place, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,475,000

Median sale price

Median price

\$1,707,500

Property Type

House

Suburb

St Kilda

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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 six 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
1	31 Duke St ST KILDA 3182	\$1,475,000	30/11/2023
2	34 John St ELWOOD 3184	\$1,360,000	14/11/2023
3	9 Henry St WINDSOR 3181	\$1,350,000	05/10/2023

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 six months.~~

This Statement of Information was prepared on:

12/03/2024 09:17



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Property Type: House

Land Size: 272 sqm approx

Agent Comments

Comparable Properties



31 Duke St ST KILDA 3182 (VG)

Agent Comments

 2  -  -

Price: \$1,475,000

Method: Sale

Date: 30/11/2023

Property Type: House (Res)

Land Size: 253 sqm approx



34 John St ELWOOD 3184 (REI)

Agent Comments

 2  1  -

Price: \$1,360,000

Method: Private Sale

Date: 14/11/2023

Property Type: House



9 Henry St WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,350,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: House (Res)

Land Size: 171 sqm approx