

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

5 Lambeth Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$1,560,000 Property Type House Suburb St Kilda

Period - From 01/07/2023 to 30/06/2024 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	4 Moodie PI ST KILDA 3182	\$1,860,000	18/05/2024
2	28 Neptune St ST KILDA 3182	\$1,900,000	28/02/2024
3	9 Smith St ST KILDA 3182	\$2,200,000	24/02/2024

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:

29/07/2024 09:20



3 1 2

Rooms: 3
Property Type: House
Land Size: 447.5 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
Year ending June 2024: \$1,560,000

Comparable Properties



4 Moodie PI ST KILDA 3182 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,860,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)



28 Neptune St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,900,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 163 sqm approx



9 Smith St ST KILDA 3182 (REI/VG)

[Agent Comments](#)

4 2 1

Price: \$2,200,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 416 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017