

# 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 Lambeth Place, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,760,000 Property Type House Suburb St Kilda

Period - From 01/10/2025 to 31/12/2025 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	33 Mackay St PRAHRAN 3181	\$1,405,000	11/12/2025
2	41 Marriott St ST KILDA 3182	\$1,472,000	29/11/2025
3	33 York St PRAHRAN 3181	\$1,420,000	18/10/2025

**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:

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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
December quarter 2025: \$1,760,000

## Comparable Properties



**33 Mackay St PRAHRAN 3181 (REI)**

[Agent Comments](#)

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**Price:** \$1,405,000  
**Method:** Sold Before Auction  
**Date:** 11/12/2025  
**Property Type:** House (Res)



**41 Marriott St ST KILDA 3182 (REI)**

[Agent Comments](#)

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**Price:** \$1,472,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)



**33 York St PRAHRAN 3181 (REI/VG)**

[Agent Comments](#)

3 1 1

**Price:** \$1,420,000  
**Method:** Auction Sale  
**Date:** 18/10/2025  
**Property Type:** House (Res)  
**Land Size:** 2772 sqm approx

**Account - Jellis Craig** | P: 03 8644 5500