

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 33/352 Canterbury Road, St Kilda Vic 3182

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$523,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2024

to 31/12/2024

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	205/181 Fitzroy St ST KILDA 3182	\$750,000	04/02/2025
2	1101/3-5 St Kilda Rd ST KILDA 3182	\$808,000	30/11/2024
3	26/135 Fitzroy St ST KILDA 3182	\$750,000	25/09/2024

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:

13/02/2025 10:33

Lucas Mills

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Indicative Selling Price

\$775,000

Median Unit Price

December quarter 2024: \$523,000



 2
  2
  2

Property Type: Apartment**Agent Comments**

A generously proportioned, light-filled apartment in one of Melbourne's most sought-after bayside locations, this exceptional two-bedroom residence enjoys a prized top floor position in the renowned 'Metropol' building.

Comparable Properties

**205/181 Fitzroy St ST KILDA 3182 (REI)**

 2
  2
  1

Price: \$750,000**Method:** Private Sale**Date:** 04/02/2025**Property Type:** Apartment**Agent Comments**

Similar location, slighter newer internally however smaller property overall.

**1101/3-5 St Kilda Rd ST KILDA 3182 (REI)**

 2
  2
  1

Price: \$808,000**Method:** Private Sale**Date:** 30/11/2024**Property Type:** Apartment**Agent Comments**

Offering the same accommodation. Comparable location. Single level.

**26/135 Fitzroy St ST KILDA 3182 (REI)**

 2
  1
  2

Price: \$750,000**Method:** Private Sale**Date:** 25/09/2024**Property Type:** Apartment**Agent Comments**

Very comparable location, smaller overall and offers one less bathroom. Newer condition.

Account - Lucas Mills Real Estate

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