

# 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

2/207 Canterbury Road, St Kilda West Vic 3182

### Indicative selling price

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

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

St Kilda West

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	12/23 Park St ST KILDA WEST 3182	\$520,000	04/03/2025
2	18/3 Cowderoy St ST KILDA WEST 3182	\$550,000	02/01/2025
3	5/24 Dalgety St ST KILDA 3182	\$510,000	07/10/2024

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:

13/03/2025 17:23



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
December quarter 2024: \$450,000

Comparable Properties



12/23 Park St ST KILDA WEST 3182 (REI)



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** Apartment

**Agent Comments**  
0.44km from subject property, 2 x bed,  
1 x bath, 1 x car - St Kilda West  
location



18/3 Cowderoy St ST KILDA WEST 3182 (REI/VG)



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 02/01/2025  
**Property Type:** Apartment

**Agent Comments**  
0.16km from subject property, no car  
parking



5/24 Dalgety St ST KILDA 3182 (REI/VG)



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** Unit

**Agent Comments**  
Older period complex, 0.71km from  
subject property