Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/207 Canterbury Road, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$450,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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





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



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

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)







Agent Comments

0.16km from subject property, no car

parking

Price: \$550,000 Method: Private Sale Date: 02/01/2025

Property Type: Apartment



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

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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