

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

11/233-235 Canterbury Road, St Kilda West Vic 3182
--

Indicative selling price

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

Range between

\$385,000

 &

\$420,000

Median sale price

Median price

\$586,250

 Property Type

Unit

 Suburb

St Kilda West

Period - From

01/07/2024

 to

30/09/2024

 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	108/363 Beaconsfield Pde ST KILDA WEST 3182	\$420,000	22/11/2024
2	407/3-5 St Kilda Rd ST KILDA 3182	\$415,000	11/11/2024
3	2/41 Park St ST KILDA WEST 3182	\$390,000	14/10/2024

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:

05/12/2024 15:22



 1
  1
  1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$385,000 - \$420,000
Median Unit Price
 September quarter 2024: \$586,250

Comparable Properties



108/363 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$420,000
Method: Private Sale
Date: 22/11/2024
Property Type: Apartment



407/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$415,000
Method: Private Sale
Date: 11/11/2024
Property Type: Apartment



2/41 Park St ST KILDA WEST 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$390,000
Method: Private Sale
Date: 14/10/2024
Property Type: Unit

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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