

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$780,000

### 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	1101/3-5 St Kilda Rd ST KILDA 3182	\$808,000	30/11/2024
2	26/135 Fitzroy St ST KILDA 3182	\$750,000	25/09/2024
3	1/24 Park St ST KILDA WEST 3182	\$775,000	03/08/2024

**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:

23/01/2025 14:29

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**Indicative Selling Price**

\$740,000 - \$780,000

**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

**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.

**1/24 Park St ST KILDA WEST 3182 (REI/VG)**

 2   
  1   
  1

**Price:** \$775,000**Method:** Private Sale**Date:** 03/08/2024**Property Type:** Flat**Agent Comments**

Property offering the same accommodation (minus one bathroom), similar location. Similar floor-plan across two levels. Older building.

**Account - Lucas Mills Real Estate**

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