

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

17/233 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$638,500

Property Type

Unit

Suburb

St Kilda West

Period - From

01/07/2025

to

30/09/2025

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	11/130 Alma Rd ST KILDA EAST 3183	\$395,000	29/10/2025
2	18/32 Fitzroy St ST KILDA 3182	\$395,000	13/10/2025
3	2/146 St Kilda Rd ST KILDA 3182	\$395,000	09/08/2025

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:

08/01/2026 09:18



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

September quarter 2025: \$638,500

Comparable Properties



11/130 Alma Rd ST KILDA EAST 3183 (VG)

Agent Comments

1
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Price: \$395,000

Method: Sale

Date: 29/10/2025

Property Type: Strata Unit/Flat



18/32 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$395,000

Method: Private Sale

Date: 13/10/2025

Property Type: Apartment



2/146 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments

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 1
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Price: \$395,000

Method: Private Sale

Date: 09/08/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336