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	6/3 Cowderoy Street, 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	\$395,000	&	\$425,000
Range between	\$395,000	&	\$425,000

Median sale price

Median price \$530,000	Pro	pperty Type Uni	t	5	Suburb	St Kilda West
Period - From 01/07/2024	to	30/06/2025	Sou	ırce F	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	3/4 Irwell St ST KILDA 3182	\$420,000	28/07/2025
2	6/2 Robe St ST KILDA 3182	\$400,000	04/06/2025
3	11/k7 High St WINDSOR 3181	\$412,500	23/04/2025

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:	12/08/2025 10:42









Property Type: Apartment Agent Comments

Indicative Selling Price \$395,000 - \$425,000 Median Unit Price Year ending June 2025: \$530,000

Comparable Properties



3/4 Irwell St ST KILDA 3182 (REI)

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Price: \$420,000 **Method:** Private Sale **Date:** 28/07/2025

Property Type: Apartment

Agent Comments



6/2 Robe St ST KILDA 3182 (REI)

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Price: \$400,000

Date: 04/06/2025 **Property Type:** Apartment

Method: Private Sale

Agent Comments



11/k7 High St WINDSOR 3181 (REI)

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Price: \$412,500 **Method:** Private Sale **Date:** 23/04/2025

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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