

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

6/3 Cowderoy Street, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$395,000

&

\$425,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda West

Period - From

01/07/2024

to

30/06/2025

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	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



1 bed 1 bath 0 car

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)

Agent Comments

1 bed 1 bath - car

Price: \$420,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment



6/2 Robe St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$400,000
Method: Private Sale
Date: 04/06/2025
Property Type: Apartment



11/k7 High St WINDSOR 3181 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$412,500
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment

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