

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

6/31 YORK STREET ST KILDA WEST VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,000

Property type

Unit

Suburb

St Kilda West

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

35/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182

\$378,000

17-May-25

4/15 ACLAND STREET ST KILDA VIC 3182

\$350,000

21-Aug-25

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 6 months.

This Statement of Information was prepared on: 20 October 2025



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**35/233-235 CANTERBURY ROAD
ST KILDA WEST VIC 3182**

Sold Price

\$378,000

Sold Date

17-May-25

1

1

1

Distance

0.6km



**4/15 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

\$350,000

Sold Date

21-Aug-25

1

1

1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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