Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/3 Cowderoy Street, St Kilda West Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$465,000		&		\$510,000				
Median sale price									
Median price	\$595,000	Pro	operty Type	Unit			Suburb	St Kilda West	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/11 Burnett St ST KILDA 3182	\$480,000	10/02/2025
2	22/44 Fitzroy St ST KILDA 3182	\$495,000	12/12/2024
3	2/9 Eildon Rd ST KILDA 3182	\$495,000	26/11/2024

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:

11/03/2025 16:52









Rooms: 2 Property Type: Flat Agent Comments Indicative Selling Price \$465,000 - \$510,000 Median Unit Price Year ending December 2024: \$595,000

Comparable Properties

3/11 Burnett St ST KILDA 3182 (REI) 1 1 Price: \$480,000 Method: Sold Before Auction Date: 10/02/2025 Property Type: Apartment	Agent Comments
22/44 Fitzroy St ST KILDA 3182 (REI/VG) 1 1 1 Price: \$495,000 Method: Private Sale Date: 12/12/2024 Property Type: Apartment Land Size: 57 sqm approx	Agent Comments
2/9 Eildon Rd ST KILDA 3182 (REI/VG) Image: 1 Image: 1	Agent Comments

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



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