

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 11/233 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$577,500 Property Type Unit Suburb St Kilda West

Period - From 01/01/2024 to 31/03/2024 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	18/41 Park St ST KILDA WEST 3182	\$405,000	06/04/2024
2	1/233 Canterbury Rd ST KILDA WEST 3182	\$395,000	30/05/2024
3	12/8 Charnwood Gr ST KILDA 3182	\$390,000	14/02/2024

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: 19/06/2024 11:45



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Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$385,000 - \$420,000
Median Unit Price
 March quarter 2024: \$577,500

Comparable Properties



18/41 Park St ST KILDA WEST 3182 (REI/VG) [Agent Comments](#)

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Price: \$405,000
Method: Private Sale
Date: 06/04/2024
Property Type: Apartment



1/233 Canterbury Rd ST KILDA WEST 3182 (REI) [Agent Comments](#)

 1
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Price: \$395,000
Method: Private Sale
Date: 30/05/2024
Property Type: Apartment



12/8 Charnwood Gr ST KILDA 3182 (REI/VG) [Agent Comments](#)

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Price: \$390,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799