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	22/352 CANTERBURY ROAD ST KILDA 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	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$503,000	Property type	Flats	Suburb	St Kilda
Period-from	01 Aug 2024	to	31 Jul 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
8/38 FITZROY STREET ST KILDA VIC 3182	$510,500	01-Apr-25
5/24 PARK STREET ST KILDA WEST VIC 3182	$550,000	18-Jun-25
408/25-29 ALMA ROAD ST KILDA VIC 3182	$540,000	01-Jul-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: 27 August 2025

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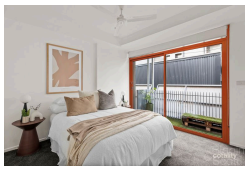

8/38 FITZROY STREET ST KILDA VIC 3182

2 1 1

Sold Price **$510,500** Sold Date **01-Apr-25**

Distance **0.17km**



5/24 PARK STREET ST KILDA WEST VIC 3182

2 1 1

Sold Price **$550,000** Sold Date **18-Jun-25**

Distance **0.29km**



408/25-29 ALMA ROAD ST KILDA VIC 3182

2 1 1

Sold Price **$540,000** Sold Date **01-Jul-25**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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