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.~~

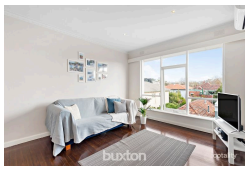
Address of comparable property	Price	Date of sale
35/233-235 CANTERBURY ROAD ST KILDA WEST VIC 3182	$378,000	17-May-25
4/15 ACLAND STREET ST KILDA VIC 3182	$350,000	21-Aug-25

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

1 1 1

Sold Price **$378,000** Sold Date **17-May-25**

Distance **0.6km**



4/15 ACLAND STREET ST KILDA VIC 3182

1 1 1

Sold Price **$350,000** Sold Date **21-Aug-25**

Distance **0.85km**

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

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