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	51/352 Canterbury Road, St Kilda, VIC 3182

Indicative selling price

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

Single price	$459,000

Median sale price

Median price	518,500	Property Type	Unit	Suburb	ST KILDA
Period - From	25/05/2024	to	24/11/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 31/352 Canterbury Road St Kilda Vic 3182	$545,000	2024-08-26
2 12/12 Fitzroy Street St Kilda Vic 3182	$502,000	2024-08-20
3 35/1a St Kilda Road St Kilda Vic 3182	$512,500	2024-08-16

This Statement of Information was prepared on: 25/11/2024