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	5/17 Cowderoy Street, St Kilda West VIC 3182

Indicative selling price

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

Range between $450,000 & $470,000

Median sale price

Median price $572,000 Property Type Unit Suburb St Kilda West

Period - From 05/09/2024 to 03/03/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/11 Burnett Street St Kilda VIC 3182	$480,000	10/02/2025
10/22-24 Eildon Road St Kilda VIC 3182	$490,000	05/02/2025
22/44 Fitzroy Street St Kilda VIC 3182	$495,000	06/12/2024

This Statement of Information was prepared on: 05/03/2025