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	35/233 Canterbury Road, St Kilda West VIC 3182

Indicative selling price

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

Range between $375,000 & $410,000

Median sale price

Median price $550,000 Property Type Unit Suburb St Kilda West

Period - From 25/09/2024 to 24/03/2025 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
11/1-3 Spenser Street St Kilda VIC 3182	$400,000	05/03/2025
3/28 Jackson Street St Kilda VIC 3182	$390,000	04/03/2025
12/9 Herbert Street St Kilda VIC 3182	$385,000	24/02/2025

This Statement of Information was prepared on: 26/03/2025