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	10/3 Cowderoy Street, St Kilda West VIC 3182

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $537,500 Property Type Unit Suburb St Kilda West

Period - From 04/12/2024 to 03/06/2025 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
9/23 Dalgety Street St Kilda VIC 3182	$547,000	05/04/2025
3/31 York Street St Kilda West VIC 3182	$524,000	01/04/2025
18/3 Cowderoy Street St Kilda West VIC 3182	$550,000	23/12/2024

This Statement of Information was prepared on: 04/06/2025