

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

300 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between

\$1,600,000

 &

\$1,750,000

Median sale price

Median price

\$2,485,000

 Property Type

House

 Suburb

St Kilda West

Period - From

01/10/2023

 to

30/09/2024

 Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

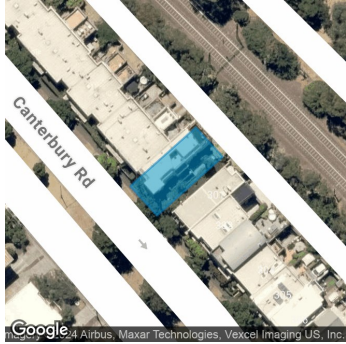
	Address of comparable property	Price	Date of sale
1	27a King St ST KILDA EAST 3183	\$1,691,000	07/09/2024
2	273 Canterbury Rd ST KILDA WEST 3182	\$1,700,000	10/08/2024
3	18a Argo St SOUTH YARRA 3141	\$1,742,000	16/05/2024

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 six months.~~

This Statement of Information was prepared on:

22/10/2024 02:41



Property Type: House (Res)

Agent Comments

Comparable Properties



27a King St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,691,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)



273 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Townhouse (Res)

Land Size: 136 sqm approx



18a Argo St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,742,000

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 137 sqm approx