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	300 Canterbury Road, St Kilda West Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,689,000

Median sale price

Median price	\$2,485,000	Pro	perty 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

Add	dress 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	5 Lambeth PI ST KILDA 3182	\$1,790,000	03/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/11/2024 09:07

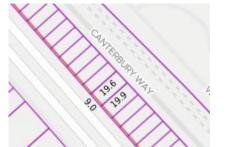




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> **Indicative Selling Price** \$1,689,000 **Median House Price**

Year ending September 2024: \$2,485,000



MapTiler OpenStreetMap contributor

Property Type: Townhouse **Agent Comments**

Comparable Properties



27a King St ST KILDA EAST 3183 (REI/VG)

Price: \$1,691,000

Method: Auction Sale Date: 07/09/2024

Property Type: House (Res) Land Size: 144 sqm approx

Agent Comments



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



5 Lambeth PI ST KILDA 3182 (REI/VG)

Date: 03/08/2024

Price: \$1,790,000 Method: Auction Sale

Property Type: House (Res) Land Size: 469 sqm approx **Agent Comments**

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