

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

Single price

\$1,689,000

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	5 Lambeth Pl ST KILDA 3182	\$1,790,000	03/08/2024

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:

18/11/2024 09:07



Property Type: Townhouse

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$1,691,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 144 sqm approx



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)

Agent Comments



Price: \$1,790,000

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 469 sqm approx