

# 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

23/197 Canterbury Road, St Kilda West Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$480,000

&

\$520,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

St Kilda West

Period - From

24/07/2024

to

23/07/2025

Source

Property Data

### 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	6/98 Park St ST KILDA WEST 3182	\$485,000	12/06/2025
2	10/3 Cowderoy St ST KILDA WEST 3182	\$495,000	25/06/2025
3	3/143 Canterbury Rd MIDDLE PARK 3206	\$522,000	07/04/2025

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:

24/07/2025 11:29

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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$480,000 - \$520,000  
Median Unit Price  
24/07/2024 - 23/07/2025: \$550,000

Comparable Properties



6/98 Park St ST KILDA WEST 3182 (REI)

Agent Comments

1 1 -

Price: \$485,000  
Method: Private Sale  
Date: 12/06/2025  
Property Type: Apartment



10/3 Cowderoy St ST KILDA WEST 3182 (REI)

Agent Comments

1 1 -

Price: \$495,000  
Method: Private Sale  
Date: 25/06/2025  
Property Type: Apartment



3/143 Canterbury Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments

1 1 1

Price: \$522,000  
Method: Private Sale  
Date: 07/04/2025  
Property Type: Unit