

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

184 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,310,000

Property Type House

Suburb St Kilda West

Period - From 01/04/2024

to

31/03/2025

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	23 Charles St ST KILDA 3182	\$1,800,000	31/05/2025
2	17 Fawkner St ST KILDA 3182	\$1,765,000	31/05/2025
3	300 Canterbury Rd ST KILDA WEST 3182	\$1,670,000	19/12/2024

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:

12/06/2025 15:00



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
Year ending March 2025: \$2,310,000

Comparable Properties



23 Charles St ST KILDA 3182 (REI)

Agent Comments

3 2 -

Price: \$1,800,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 311 sqm approx



17 Fawkner St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,765,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)

300 Canterbury Rd ST KILDA WEST 3182 (VG)

Agent Comments

3 - -

Price: \$1,670,000
Method: Sale
Date: 19/12/2024
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit