Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,670,000

Property offered for sale

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
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Median sale price

Median price	\$2,310,000	Pro	perty 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)

300 Canterbury Rd ST KILDA WEST 3182

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.

Add	lress 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
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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



19/12/2024







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)

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Price: \$1,800,000 **Method:** Auction Sale **Date:** 31/05/2025

Property Type: House (Res) Land Size: 311 sqm approx

Agent Comments



17 Fawkner St ST KILDA 3182 (REI)

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Price: \$1,765,000 Method: Auction Sale

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Date: 31/05/2025 Property Type: House (Res) **Agent Comments**

Agent Comments

300 Canterbury Rd ST KILDA WEST 3182 (VG)

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Price: \$1,670,000 Method: Sale Date: 19/12/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Account - Jellis Craig | P: 03 9864 5000





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