

# 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

6/3 Cowderoy Street, St Kilda West Vic 3182

### Indicative selling price

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

Range between

\$400,000

&

\$440,000

### Median sale price

Median price

\$590,000

Property Type

Unit

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 | 9/44 Fitzroy St ST KILDA 3182       | \$435,000 | 11/04/2025   |
| 2 | 5/17 Cowderoy St ST KILDA WEST 3182 | \$450,000 | 03/04/2025   |
| 3 | 8/3 Cowderoy St ST KILDA WEST 3182  | \$480,000 | 31/03/2025   |

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:

03/06/2025 12:40



1 bed 1 bath 1 car

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$400,000 - \$440,000  
Median Unit Price  
Year ending March 2025: \$590,000

Comparable Properties



9/44 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

1 bed 1 bath 0 car

Price: \$435,000  
Method: Private Sale  
Date: 11/04/2025  
Property Type: Apartment



5/17 Cowderoy St ST KILDA WEST 3182 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$450,000  
Method: Private Sale  
Date: 03/04/2025  
Property Type: Apartment



8/3 Cowderoy St ST KILDA WEST 3182 (REI)

Agent Comments

1 bed 1 bath 0 car

Price: \$480,000  
Method: Private Sale  
Date: 31/03/2025  
Property Type: Apartment