

# 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

9/211 Canterbury Road, 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)

Single price \$615,000

### Median sale price

Median price \$571,000

Property Type Unit

Suburb St Kilda West

Period - From 24/06/2023

to 23/06/2024

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	21/76-80 Grey St ST KILDA 3182	\$615,000	18/01/2024
2	7/28 York St ST KILDA WEST 3182	\$610,000	02/05/2024
3	9/37 Crimea St ST KILDA 3182	\$585,000	01/06/2024

**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:

24/06/2024 10:13



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$615,000

**Median Unit Price**  
24/06/2023 - 23/06/2024: \$571,000

## Comparable Properties



**21/76-80 Grey St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Apartment



**7/28 York St ST KILDA WEST 3182 (REI)**

**Agent Comments**

2 1 1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 02/05/2024  
**Property Type:** Apartment



**9/37 Crimea St ST KILDA 3182 (REI)**

**Agent Comments**

2 1 1

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** Apartment

**Account - Cayzer** | P: 03 9699 5999