

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

1/236 Canterbury Road, St Kilda West VIC 3182

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$536,250

Property Type

Unit

Suburb

St Kilda West

Period - From

23/10/2025

to

22/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 21/7-9 Eildon Road St Kilda VIC 3182 | \$650,000 | 13/04/2026 |
| 3/193 Fitzroy Street St Kilda VIC 3182 | \$640,000 | 09/04/2026 |
| 3/26-28 Blessington Street St Kilda VIC 3182 | \$650,000 | 26/02/2026 |

This Statement of Information was prepared on:

23/04/2026