

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 11/207 Canterbury Road, St Kilda West Vic 3182

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$524,500

Property Type Unit

Suburb St Kilda West

Period - From 01/01/2025

to 31/12/2025

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	5/28 York St ST KILDA WEST 3182	\$662,000	09/02/2026
2	4/25 York St ST KILDA WEST 3182	\$670,000	19/12/2025
3	2/61 Canterbury Rd MIDDLE PARK 3206	\$670,000	20/11/2025

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:

28/02/2026 16:25



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

Year ending December 2025: \$524,500

Comparable Properties



5/28 York St ST KILDA WEST 3182 (REI)

Agent Comments

2
 1
 1

Price: \$662,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: Apartment



4/25 York St ST KILDA WEST 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$670,000

Method: Private Sale

Date: 19/12/2025

Property Type: Apartment



2/61 Canterbury Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments

2
 1
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Price: \$670,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8644 5500