

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

8/352 CANTERBURY ROAD ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2025

to

28 Feb 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 6 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

2/159 PEEL STREET WINDSOR VIC 3181	\$450,000	06-Nov-25
511/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$478,888	27-Dec-25
112/80 CARLISLE STREET ST KILDA VIC 3182	\$485,000	03-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 24 March 2026



2/159 PEEL STREET WINDSOR VIC 3181

Sold Price

\$450,000

Sold Date

06-Nov-25



1



1



1

Distance

1.28km



**511/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$478,888

Sold Date

27-Dec-25



1



1



1

Distance

1.01km



**112/80 CARLISLE STREET ST KILDA
VIC 3182**

Sold Price

\$485,000

Sold Date

03-Dec-25



2



1



1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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