

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

5/16-17 MARINE PARADE 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

\$565,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2024

to

30 Jun 2025

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

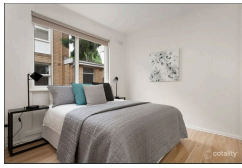
4/67 TENNYSON STREET ELWOOD VIC 3184	\$550,000	15-Apr-25
1/12 FOSTER STREET ST KILDA VIC 3182	\$587,500	15-Mar-25
88 BARKLY STREET ST KILDA VIC 3182	-	12-Apr-25

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: 30 July 2025

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4/67 TENNYSON STREET ELWOOD VIC 3184 Sold Price **\$550,000** Sold Date **15-Apr-25**

2 1 -

Distance **1.47km**



1/12 FOSTER STREET ST KILDA VIC 3182 Sold Price **\$587,500** Sold Date **15-Mar-25**

2 1 1

Distance **0.59km**



88 BARKLY STREET ST KILDA VIC 3182 Sold Price

^{RS} ^{UN}
-

Sold Date **12-Apr-25**

2 1 1

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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