

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

23 Mary Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb St Kilda West

Period - From 01/07/2024

to

30/06/2025

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	41 Mary St ST KILDA WEST 3182	\$3,310,000	20/03/2025
2			
3			

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:

30/07/2025 16:44



Rooms: 8
Property Type: House
Land Size: 260.657 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
Year ending June 2025: \$2,550,000

Comparable Properties



41 Mary St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$3,310,000
Method: Auction Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 316 sqm approx

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.