

# 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

2/39 Marine Parade, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$670,000

### Median sale price

Median price \$481,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 to 31/03/2024 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	2/9 Glen Eira Av BALACLAVA 3183	\$660,000	26/04/2024
2	61/151 Fitzroy St ST KILDA 3182	\$650,100	02/05/2024
3	25/11 Marine Pde ST KILDA 3182	\$649,000	04/05/2024

**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: 08/05/2024 13:12



2   
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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$640,000 - \$670,000  
**Median Unit Price**  
 March quarter 2024: \$481,000

## Comparable Properties



**2/9 Glen Eira Av BALACLAVA 3183 (REI)**

**Agent Comments**

2   
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**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2024  
**Property Type:** Apartment



**61/151 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$650,100  
**Method:** Sold Before Auction  
**Date:** 02/05/2024  
**Property Type:** Apartment



**25/11 Marine Pde ST KILDA 3182 (REI)**

**Agent Comments**

1   
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**Price:** \$649,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** Unit