

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

2/21 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price \$528,000

Property Type Unit

Suburb St Kilda

Period - From 28/10/2023

to 27/10/2024

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	401/126 Chapel St ST KILDA 3182	\$1,280,000	22/06/2024
2	10/130 Tennyson St ELWOOD 3184	\$1,257,500	03/06/2024
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:

28/10/2024 10:20



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Property Type: Apartment

Agent Comments

Comparable Properties



401/126 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$1,280,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Unit



10/130 Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments

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Price: \$1,257,500

Method: Private Sale

Date: 03/06/2024

Property Type: Townhouse (Res)

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.