

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

3/14-15 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/21 MARINE PARADE ST KILDA VIC 3182	\$1,170,000	12-Mar-25
56A HAVELOCK STREET ST KILDA VIC 3182	\$1,100,000	12-Mar-25
1/25-27 GORDON AVENUE ELWOOD VIC 3184	\$1,175,000	21-Jun-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.~~

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3/21 MARINE PARADE ST KILDA VIC 3182

3 2 -

Sold Price

\$1,170,000

Sold Date

12-Mar-25

Distance

0.08km



56A HAVELOCK STREET ST KILDA VIC 3182

3 1 1

Sold Price

\$1,100,000

Sold Date

12-Mar-25

Distance

0.64km



1/25-27 GORDON AVENUE ELWOOD VIC 3184

2 1 2

Sold Price

^{RS} **\$1,175,000**

Sold Date

21-Jun-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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