Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	6/20 Marine Parade, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$585,000 &	\$630,000
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Median sale price

Median price	\$505,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/10/2024	to	30/09/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/133 Brighton Rd ELWOOD 3184	\$620,000	10/10/2025
2	3/48 Dalgety St ST KILDA 3182	\$623,000	26/09/2025
3	4/16-18 Vautier St ELWOOD 3184	\$627,500	13/09/2025

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:	03/11/2025 13:04



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$585,000 - \$630,000 **Median Unit Price** Year ending September 2025: \$505,000

Comparable Properties



4/133 Brighton Rd ELWOOD 3184 (REI)

Price: \$620,000 Method: Private Sale Date: 10/10/2025

Property Type: Apartment

Agent Comments



3/48 Dalgety St ST KILDA 3182 (REI)

2





Agent Comments

Price: \$623,000 Method: Private Sale Date: 26/09/2025

Property Type: Apartment



4/16-18 Vautier St ELWOOD 3184 (REI)

Price: \$627,500 Method: Private Sale Date: 13/09/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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