

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 19/41 Marine Parade, St Kilda VIC 3182

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

\$ Range between \$1,250,000 & \$1,350,000

## Median sale price

Median price \$1,707,500 Property type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 Source REIV

## Comparable property sales

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. 4/22-27 Marine Parade, ST KILDA 3182	\$1,350,000	30/12/2023
2. 17 Park Lane ST KILDA WEST 3182	\$1,370,000	02/12/2023
3. 3/7 Marine Ave ST KILDA 3182	\$1,250,000	4/12/2023

This Statement of Information was prepared on: 15/2/2024