

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

5/23 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,030,000 Property Type Townhouse Suburb St Kilda

Period - From 21/10/2024 to 20/10/2025 Source Property Data

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	1/17-19 Milton St ELWOOD 3184	\$1,235,000	18/10/2025
2	6/45 Spenser St ST KILDA 3182	\$1,280,000	11/10/2025
3	1/4 Tennyson St ST KILDA 3182	\$1,275,000	30/08/2025

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:

21/10/2025 14:26

**Rooms:** 7**Property Type:** Apartment[Agent Comments](#)**Indicative Selling Price**

\$1,200,000 - \$1,320,000

Median Townhouse Price

21/10/2024 - 20/10/2025: \$1,030,000

Comparable Properties

**1/17-19 Milton St ELWOOD 3184 (REI)****Price:** \$1,235,000**Method:** Auction Sale**Date:** 18/10/2025**Property Type:** Apartment[Agent Comments](#)**6/45 Spenser St ST KILDA 3182 (REI)****Price:** \$1,280,000**Method:** Auction Sale**Date:** 11/10/2025**Property Type:** Apartment[Agent Comments](#)**1/4 Tennyson St ST KILDA 3182 (REI)****Price:** \$1,275,000**Method:** Auction Sale**Date:** 30/08/2025**Property Type:** Apartment[Agent Comments](#)

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