

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



3 2 1

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)

Agent Comments

3 1 1

Price: \$1,235,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment



6/45 Spenser St ST KILDA 3182 (REI)

Agent Comments

3 2 3

Price: \$1,280,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment



1/4 Tennyson St ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$1,275,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Apartment