

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

41 Mary Street, St Kilda West Vic 3182

Indicative selling price

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

Range between \$2,900,000 & \$3,150,000

Median sale price

Median price \$2,215,000 Property Type House Suburb St Kilda West

Period - From 05/03/2024 to 04/03/2025 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	37 Mary St ST KILDA WEST 3182	\$3,700,000	17/12/2024
2	56 Wellington St ST KILDA 3182	\$2,900,000	03/11/2024
3	181 Richardson St MIDDLE PARK 3206	\$3,100,000	22/10/2024

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: 05/03/2025 11:15



Property Type:
Divorce/Estate/Family Transfers
Land Size: 316 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,150,000
Median House Price
05/03/2024 - 04/03/2025: \$2,215,000

Comparable Properties



37 Mary St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$3,700,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 310 sqm approx



56 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$2,900,000
Method: Sold Before Auction
Date: 03/11/2024
Property Type: House (Res)



181 Richardson St MIDDLE PARK 3206 (VG)

Agent Comments



Price: \$3,100,000
Method: Sale
Date: 22/10/2024
Property Type: House - Terrace
Land Size: 100 sqm approx

Account - Marshall White | P: 03 9822 9999



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