

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

37 Marriott Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

St Kilda

Period - From

03/10/2024

to

02/10/2025

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	19 Smith St ST KILDA 3182	\$1,515,000	23/08/2025
2	187 Alma Rd ST KILDA EAST 3183	\$1,520,000	21/05/2025
3			

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:

03/10/2025 10:35

Sam Gamon

03 9531 1245

0425 702 574

samgamon@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

03/10/2024 - 02/10/2025: \$1,600,000



3 1 0

Property Type: House

Land Size: 235 sqm approx

Agent Comments

Comparable Properties



19 Smith St ST KILDA 3182 (REI)

Agent Comments

3 1 -

Price: \$1,515,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 210 sqm approx



187 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 -

Price: \$1,520,000

Method: Sold Before Auction

Date: 21/05/2025

Property Type: House (Res)

Land Size: 275 sqm approx

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.