

## 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 41 Marriott Street, St Kilda Vic 3182  
Including suburb and postcode

#### 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 01/10/2024 to 30/09/2025 Source REIV

#### 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 Marriott St ST KILDA 3182	\$1,650,000	30/10/2025
2	1 Kalymna Gr ST KILDA EAST 3183	\$1,512,000	26/09/2025
3	19 Smith St ST KILDA 3182	\$1,515,000	23/08/2025

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:

27/11/2025 14:53



**Property Type:** House

Agent Comments

Brendan Walker  
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**Indicative Selling Price**

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

**Median House Price**

Year ending September 2025: \$1,600,000

## Comparable Properties



**37 Marriott St ST KILDA 3182 (REI)**



Agent Comments

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** House

**Land Size:** 235 sqm approx



**1 Kalymna Gr ST KILDA EAST 3183 (REI)**



Agent Comments

**Price:** \$1,512,000

**Method:** Sold Before Auction

**Date:** 26/09/2025

**Property Type:** House (Res)

**Land Size:** 279 sqm approx



**19 Smith St ST KILDA 3182 (REI/VG)**



Agent Comments

**Price:** \$1,515,000

**Method:** Auction Sale

**Date:** 23/08/2025

**Property Type:** House (Res)

**Land Size:** 210 sqm approx

Account - The Agency Victoria | P: 03 8578 0388