

# 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 Marriott Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

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**Indicative Selling Price**

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

**Median House Price**

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



3 2 0

**Property Type:** House

Agent Comments

## Comparable Properties



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

Agent Comments

3 1 -

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

**Method:** Private Sale

**Date:** 30/10/2025

**Property Type:** House

**Land Size:** 235 sqm approx



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

Agent Comments

3 1 -

**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

3 1 -

**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