

# 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

16 Mary Street, St Kilda West 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 \$2,400,000 & \$2,500,000

### Median sale price

Median price \$2,310,000 Property Type House Suburb St Kilda West

Period - From 01/01/2025 to 31/12/2025 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	55 Robe St ST KILDA 3182	\$2,666,000	25/10/2025
2	217 Richardson St MIDDLE PARK 3206	\$2,800,000	09/10/2025
3	139 Canterbury Rd MIDDLE PARK 3206	\$2,515,000	28/08/2025

**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:

17/02/2026 12:54



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

Year ending December 2025: \$2,310,000

## Comparable Properties



**55 Robe St ST KILDA 3182 (REI/VG)**

Agent Comments

 4  
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**Price:** \$2,666,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 287 sqm approx

**217 Richardson St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

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  -

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 09/10/2025

**Property Type:** House (Res)

**Land Size:** 181 sqm approx



**139 Canterbury Rd MIDDLE PARK 3206 (REI/VG)**

Agent Comments

 3  
  2  
  1

**Price:** \$2,515,000

**Method:** Private Sale

**Date:** 28/08/2025

**Property Type:** House (Res)

**Land Size:** 185 sqm approx

Account - Marshall White | P: 03 9822 9999



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