

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

6/39 MARINE PARADE ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

10/8 AVOCA AVENUE ELWOOD VIC 3184	\$665,000	10-Dec-25
6/360 BARKLY STREET ELWOOD VIC 3184	\$660,000	30-Nov-25
3/193 FITZROY STREET ST KILDA VIC 3182	\$640,000	09-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 28 May 2026



**10/8 AVOCA AVENUE ELWOOD
VIC 3184**

2 1 2

Sold Price

\$665,000

Sold Date

10-Dec-25

Distance

0.66km



**6/360 BARKLY STREET ELWOOD
VIC 3184**

2 1 1

Sold Price

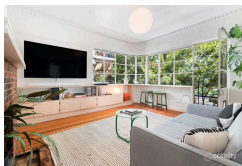
\$660,000

Sold Date

30-Nov-25

Distance

0.68km



**3/193 FITZROY STREET ST KILDA
VIC 3182**

2 1 -

Sold Price

\$640,000

Sold Date

09-Apr-26

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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