

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2025

to

31 May 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

5/73 PAKINGTON STREET ST KILDA VIC 3182	\$625,000	27-May-26
4/113 CHAPEL STREET ST KILDA VIC 3182	\$635,000	22-Aug-25
5/125 GLEN HUNTLY ROAD ELWOOD VIC 3184	\$621,000	04-Jun-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: 22 June 2026



**5/73 PAKINGTON STREET ST  
KILDA VIC 3182**

2 1 -

Sold Price

<sup>RS</sup>

**\$625,000**

Sold Date

**27-May-26**

Distance

**1.35km**



**4/113 CHAPEL STREET ST KILDA  
VIC 3182**

2 1 -

Sold Price

**\$635,000**

Sold Date

**22-Aug-25**

Distance

**1.42km**



**5/125 GLEN HUNTLY ROAD  
ELWOOD VIC 3184**

2 1 -

Sold Price

<sup>RS</sup>

**\$621,000**

Sold Date

**04-Jun-26**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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