

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

6/20 Marine Parade, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$670,000

Median sale price

Median price \$511,500

Property Type Unit

Suburb St Kilda

Period - From 01/07/2024

to 30/06/2025

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	4/11 Redan St ST KILDA 3182	\$631,000	02/08/2025
2	6/43 Park St ST KILDA WEST 3182	\$669,000	28/07/2025
3	12/16 Vautier St ELWOOD 3184	\$654,000	24/07/2025

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:

25/09/2025 09:23



Property Type:
Agent Comments

Indicative Selling Price
\$630,000 - \$670,000
Median Unit Price
Year ending June 2025: \$511,500

Comparable Properties



4/11 Redan St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$631,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Apartment



6/43 Park St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$669,000
Method: Private Sale
Date: 28/07/2025
Property Type: Apartment



12/16 Vautier St ELWOOD 3184 (VG)

Agent Comments



Price: \$654,000
Method: Sale
Date: 24/07/2025
Property Type: Stratum Flat