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	4/8 Maryville Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $580,000 Property Type Unit Suburb St Kilda East

Period - From 29/09/2024 to 28/09/2025 Source Property Data

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	5/25 Brighton Rd ST KILDA 3182	$320,000	23/08/2025
2	3/79 Alma Rd ST KILDA 3182	$320,000	07/08/2025
3	15/50 Carlisle St ST KILDA 3182	$310,000	21/07/2025

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: 29/09/2025 13:04

Property Type:
Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
29/09/2024 - 28/09/2025: $580,000

Comparable Properties



5/25 Brighton Rd ST KILDA 3182 (REI)

1 | 1 | 1

Price: $320,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Flat

Agent Comments



3/79 Alma Rd ST KILDA 3182 (REI/VG)

1 | 1 | 1

Price: $320,000
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment

Agent Comments



15/50 Carlisle St ST KILDA 3182 (REI/VG)

1 | 1 | 1

Price: $310,000
Method: Private Sale
Date: 21/07/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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