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

Single price $2,250,000

Median sale price

Median price $2,335,000 Property Type House Suburb St Kilda West

Period - From 01/04/2025 to 31/03/2026 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.

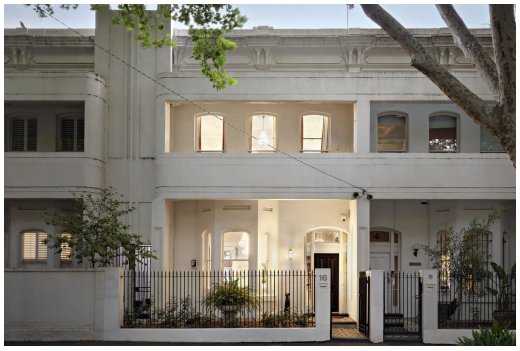
	Address of comparable property	Price	Date of sale
1	91 Park St ST KILDA WEST 3182	$2,370,000	25/03/2026
2	20 Acland St ST KILDA 3182	$2,450,000	13/03/2026
3	22 Wordsworth St ST KILDA 3182	$2,430,000	25/11/2025

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: 30/05/2026 17:01

16 Mary Street, St Kilda West Vic 3182



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
Year ending March 2026: $2,335,000

Comparable Properties



91 Park St ST KILDA WEST 3182 (REI)

3 1 1

Price: $2,370,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: House (Res)
Land Size: 337 sqm approx

Agent Comments



20 Acland St ST KILDA 3182 (REI)

4 3 -

Price: $2,450,000
Method: Private Sale
Date: 13/03/2026
Property Type: House
Land Size: 218 sqm approx

Agent Comments



22 Wordsworth St ST KILDA 3182 (VG)

3 - -

Price: $2,430,000
Method: Sale
Date: 25/11/2025
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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