

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

GF/12 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 2025

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

9D/12 MARINE PARADE ST KILDA VIC 3182	\$500,000	17-Jun-25
G08/26-28 BROADWAY ELWOOD VIC 3184	\$500,000	14-Apr-25
21/64 FITZROY STREET ST KILDA VIC 3182	\$470,000	17-Apr-25

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: 03 October 2025



**9D/12 MARINE PARADE ST KILDA
VIC 3182**

 1
  1
  1

Sold Price

\$500,000

Sold Date

17-Jun-25

Distance

0km



**G08/26-28 BROADWAY ELWOOD
VIC 3184**

 1
  1
  1

Sold Price

Sold Date

14-Apr-25

Distance

0.93km



**21/64 FITZROY STREET ST KILDA
VIC 3182**

 1
  1
  1

Sold Price

\$470,000

Sold Date

17-Apr-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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