

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

Single Price

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2024

to

30 Nov 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 204/2 CHAUCER STREET ST KILDA VIC 3182     | \$470,000 | 12-Dec-25 |
| 11/53 BLESSINGTON STREET ST KILDA VIC 3182 | \$480,000 | 06-Dec-25 |
| 115/27-31 HERBERT STREET ST KILDA VIC 3182 | \$485,000 | 25-Nov-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: 18 December 2025


**204/2 CHAUCER STREET ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$470,000** <sup>UN</sup>

Sold Date

**12-Dec-25**
 1

 1

 1

Distance

**0.25km**

**11/53 BLESSINGTON STREET ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$480,000**

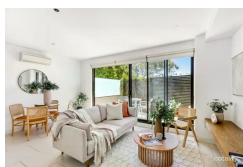
Sold Date

**06-Dec-25**
 1

 1

 1

Distance

**0.4km**

**115/27-31 HERBERT STREET ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date

**25-Nov-25**
 1

 1

 1

Distance

**0.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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