

# 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

25/11 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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.

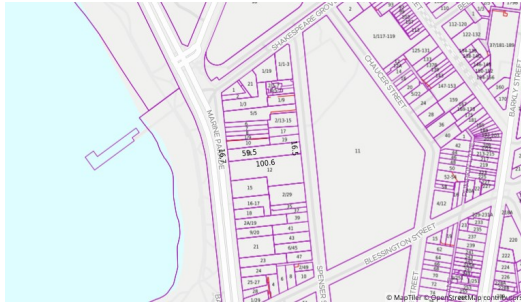
	Address of comparable property	Price	Date of sale
1	2/16 Marine Pde ST KILDA 3182	\$530,000	19/12/2023
2	43/20 Esplanade ST KILDA 3182	\$460,000	20/10/2023
3	Gf/12 Marine Pde ST KILDA 3182	\$450,000	18/03/2024

**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:

04/04/2024 13:30



**Rooms:** 2  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$530,000  
**Median Unit Price**  
December quarter 2023: \$600,000

## Comparable Properties

**2/16 Marine Pde ST KILDA 3182 (VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Sale  
**Date:** 19/12/2023  
**Property Type:** Strata Unit/Flat

**43/20 Esplanade ST KILDA 3182 (VG)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Sale  
**Date:** 20/10/2023  
**Property Type:** Subdivided Flat - Single OYO Flat



**Gf/12 Marine Pde ST KILDA 3182 (REI)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 18/03/2024  
**Property Type:** Apartment

**Account - Buxton | P: 03 9563 9933**