

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

8e/12 Marine Parade, St Kilda VIC 3182

Indicative selling price

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

Range between

\$465,000

&

\$510,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

St Kilda

Period - From

08/10/2025

to

07/04/2026

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
304/72 Acland Street St Kilda VIC 3182	\$500,000	30/10/2025
3C/21 Esplanade St Kilda VIC 3182	\$485,000	20/12/2025

This Statement of Information was prepared on:

08/04/2026