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	12a Loch Avenue, St Kilda East Vic 3183

Indicative selling price

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

Range between $2,150,000 & $2,350,000

Median sale price

Median price $1,701,500 Property Type House Suburb St Kilda East

Period - From 01/10/2025 to 31/12/2025 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	17 Rusden St BRIGHTON 3186	$2,200,000	29/11/2025
2	7b Snowdon Av CAULFIELD 3162	$2,342,500	31/10/2025
3	23b Alexandra St ST KILDA EAST 3183	$2,260,000	26/10/2025

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: 02/02/2026 14:21

12a Loch Avenue, St Kilda East Vic 3183



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
Median House Price
December quarter 2025: $1,701,500

Comparable Properties



17 Rusden St BRIGHTON 3186 (REI/VG)

4 2 2

Price: $2,200,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 551 sqm approx

Agent Comments



7b Snowdon Av CAULFIELD 3162 (REI/VG)

4 4 2

Price: $2,342,500
Method: Sold Before Auction
Date: 31/10/2025
Property Type: Townhouse (Res)

Agent Comments



23b Alexandra St ST KILDA EAST 3183 (REI/VG)

4 3 2

Price: $2,260,000
Method: Auction Sale
Date: 26/10/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Gary Peer & Associates | P: 03 9066 4688 | F: 03 90664666

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