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	12/45 Marine Parade, St Kilda Vic 3182

Indicative selling price

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

Single price: $1,250,000

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	3/99 Tennyson St ELWOOD 3184	$1,230,000	13/12/2023
2	55/343 Beaconsfield Pde ST KILDA WEST 3182	$1,220,000	22/12/2023
3	303/27-31 Herbert St ST KILDA 3182	$1,185,000	07/10/2023

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: 29/02/2024 12:29

12/45 Marine Parade, St Kilda Vic 3182



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,250,000
Median Unit Price
December quarter 2023: $600,000

Comparable Properties



3/99 Tennyson St ELWOOD 3184 (REI/VG)

2 2 2

Price: $1,230,000
Method: Auction Sale
Date: 13/12/2023
Property Type: Townhouse (Res)

Agent Comments



55/343 Beaconsfield Pde ST KILDA WEST 3182 (REI)

2 2 2

Price: $1,220,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

Agent Comments



303/27-31 Herbert St ST KILDA 3182 (REI)

2 2 2

Price: $1,185,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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