

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

30/11 MARINE PARADE ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2025

to

30 Apr 2026

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

| | | |
|---------------------------------------|-----------|-----------|
| 1C/12 MARINE PARADE ST KILDA VIC 3182 | \$385,000 | 09-Dec-25 |
| 26/23 IRWELL STREET ST KILDA VIC 3182 | \$401,500 | 11-Apr-26 |
| | | |

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: 22 May 2026



**1C/12 MARINE PARADE ST KILDA
VIC 3182**

 1  1  -

Sold Price

\$385,000

Sold Date **09-Dec-25**

Distance **0.03km**



**26/23 IRWELL STREET ST KILDA
VIC 3182**

 1  1  -

Sold Price

^{RS}**\$401,500**

Sold Date **11-Apr-26**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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