

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

2/7 MARINE AVENUE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2025

to

31 Dec 2025

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

19/38-40A BRIGHTON ROAD BALACLAVA VIC 3183	\$1,260,000	08-Nov-25
102/348 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$1,327,500	10-Dec-25
4/10 MARINE PARADE ST KILDA VIC 3182	\$1,355,000	07-Aug-25

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: 11 January 2026

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**19/38-40A BRIGHTON ROAD
BALACLAVA VIC 3183**

3 2 2

Sold Price **\$1,260,000** Sold Date **08-Nov-25**

Distance **1.17km**



**102/348 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

3 2 2

Sold Price ^{RS} **\$1,327,500** ^{UN} Sold Date **10-Dec-25**

Distance **1.72km**



**4/10 MARINE PARADE ST KILDA
VIC 3182**

3 2 2

Sold Price **\$1,355,000** Sold Date **07-Aug-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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