

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

10/41 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 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

9/11 HERBERT STREET ST KILDA VIC 3182	\$685,000	04-Oct-25
5/46-48 RUSKIN STREET ELWOOD VIC 3184	\$695,000	13-Oct-25
3/11 GORDON AVENUE ELWOOD VIC 3184	\$695,000	25-Sep-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: 20 October 2025

Nicole Prime
P 0395256653
M 0418940962
E Nicoleprime@mcgrath.com.au



**9/11 HERBERT STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$685,000** Sold Date **04-Oct-25**

 2  1  1

Distance **0.53km**



**5/46-48 RUSKIN STREET ELWOOD
VIC 3184**

Sold Price

^{RS} **\$695,000** Sold Date **13-Oct-25**

 2  1  1

Distance **0.59km**



**3/11 GORDON AVENUE ELWOOD
VIC 3184**

Sold Price

Sold Date **25-Sep-25**

 2  1  1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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