

# 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

4/10 Marine Parade, St Kilda VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

St Kilda

Period - From

21/01/2025

to

21/07/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
2/10 Blessington Street St Kilda VIC 3182	\$1,360,000	05/04/2025
2/53A Jackson Street St Kilda Vic 3182	\$1,420,000	28/02/2025

This Statement of Information was prepared on:

22/07/2025