

# 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 2/22b The Esplanade, St Kilda VIC 3182

### Indicative selling price

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

Range between \$825,000 & \$875,000

### Median sale price

Median price \$556,000 Property type Unit Suburb St Kilda

Period - From 01/10/2022 to 31/12/2022 Source REIV

### Comparable property sales

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
1/39 Mitford Street, Elwood	\$860,000	03/12/2022
6/77 Park Street, St Kilda West	\$822,000	05/11/2022
11/21 Marine Parade, St Kilda	\$889,000	04/08/2022

This Statement of Information was prepared on: 19 January 2023