Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3C/21 The Esplanade, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$509,000

Median sale price

Median price \$509,000	Pro	pperty Type Uni	t		Suburb	St Kilda
Period - From 01/07/2025	to	30/09/2025	Sou	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	10/220 Barkly St ST KILDA 3182	\$510,000	28/10/2025
2	23/197 Canterbury Rd ST KILDA WEST 3182	\$505,000	10/09/2025
3	9d/12 Marine Pde ST KILDA 3182	\$500,000	17/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/11/2025 15:44

