

# 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

3c/21 The Esplanade, 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 \$475,000

&

\$520,000

### Median sale price

Median price \$509,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

to 30/09/2025

Source 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              | Price     | Date of sale |
|---|---|-----------|--------------|
| 1 | 23/197 Canterbury Rd ST KILDA WEST 3182     | \$505,000 | 10/09/2025   |
| 2 | 206/348 Beaconsfield Pde ST KILDA WEST 3182 | \$500,000 | 21/07/2025   |
| 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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

06/10/2025 11:56

3c/21 The Esplanade, St Kilda Vic 3182



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$475,000 - \$520,000  
**Median Unit Price**  
September quarter 2025: \$509,000

## Comparable Properties



**23/197 Canterbury Rd ST KILDA WEST 3182 (REI)**

**Agent Comments**

1 1 1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 10/09/2025  
**Property Type:** Apartment



**206/348 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 21/07/2025  
**Property Type:** Apartment



**9d/12 Marine Pde ST KILDA 3182 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 17/06/2025  
**Property Type:** Apartment

**Account - Gary Peer & Associates** | P: 03 9066 4688 | F: 03 90664666



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