

# 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

43/8-10 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)

Single price

\$1,090,000

### Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

St Kilda

Period - From

16/09/2024

to

15/09/2025

Source

Property Data

### 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	16/15 Inkerman St ST KILDA 3182	\$1,000,000	09/07/2025
2	3/14 Wimbledon Av ELWOOD 3184	\$1,010,000	10/06/2025
3	205P/14-16 The Esplanade ST KILDA 3182	\$1,088,000	01/05/2025

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:

16/09/2025 18:07

43/8-10 The Esplanade, St Kilda Vic 3182



Dion Besser

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**Indicative Selling Price**

\$1,090,000

**Median Townhouse Price**

16/09/2024 - 15/09/2025: \$950,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**16/15 Inkerman St ST KILDA 3182 (REI)**

Agent Comments

2 2 1

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** Apartment



**3/14 Wimbledon Av ELWOOD 3184 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 10/06/2025

**Property Type:** Apartment



**205P/14-16 The Esplanade ST KILDA 3182 (REI)**

Agent Comments

2 2 1

**Price:** \$1,088,000

**Method:** Private Sale

**Date:** 01/05/2025

**Property Type:** Apartment

**Account - Besser & Co EA** | P: 03 9531 1000 | F: 03 9531 4000



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