Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	9/18 The Esplanade, St Kilda Vic 3182						
Indicative selling pri	e e						
For the meaning of this p	orice see consumer.vic.gov.au/underquoting						
Range between \$750,	8 \$800,000						
Median sale price							
Median price \$505,00	OO Property Type Unit Suburb St Kilda						
Period - From 01/10/2	2024 to 30/09/2025 Source REIV						

These are the three properties sold within two kilometres of the property for sale in the last six A*

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

Ad	dress of comparable property	Price	Date of sale	
1	7/53 Blessington St ST KILDA 3182	\$755,000	24/09/2025	
2	4/88 Blessington St ST KILDA 3182	\$750,000	27/05/2025	
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OR

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

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Property Type: Apartment
Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price Year ending September 2025: \$505,000

Comparable Properties



7/53 Blessington St ST KILDA 3182 (REI/VG)

2 in 1

Price: \$755,000

Method: Sold Before Auction

Date: 24/09/2025

Property Type: Apartment

Agent Comments



4/88 Blessington St ST KILDA 3182 (REI/VG)

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Price: \$750,000 **Method:** Private Sale **Date:** 27/05/2025

Property Type: Apartment

Agent Comments

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.

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