

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

1/5 Celeste Court, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/10/2025

to

31/12/2025

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	1/20 Cardigan St ST KILDA EAST 3183	\$420,000	27/02/2026
2	6/19 Hawthorn Rd CAULFIELD NORTH 3161	\$400,000	22/02/2026
3	1/313 Dandenong Rd PRAHRAN 3181	\$435,000	13/02/2026

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:

23/03/2026 12:14



 1  1  1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2025: \$600,000

Comparable Properties



1/20 Cardigan St ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$420,000

Method: Private Sale

Date: 27/02/2026

Property Type: Apartment



6/19 Hawthorn Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 1  1  1

Price: \$400,000

Method: Private Sale

Date: 22/02/2026

Property Type: Apartment



1/313 Dandenong Rd PRAHRAN 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$435,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment

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