

# 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

4/1 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

\$760,000

&

\$795,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2023

to

31/12/2023

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	8/15 Dickens St ELWOOD 3184	\$790,000	17/10/2023
2	8/12 Avoca Av ELWOOD 3184	\$775,000	16/03/2024
3	4/41 Marine Pde ST KILDA 3182	\$760,000	23/10/2023

**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:

26/03/2024 21:38



**Property Type:**

Agent Comments

## Comparable Properties



**8/15 Dickens St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$790,000

**Method:** Sold Before Auction

**Date:** 17/10/2023

**Property Type:** Unit



**8/12 Avoca Av ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$775,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Apartment



**4/41 Marine Pde ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** Apartment