

# 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 406A/14-16 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 \$1,380,000 & \$1,440,000

### Median sale price

Median price \$481,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2024 to 31/03/2024 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	101/8-10 The Esplanade ST KILDA 3182	\$1,410,000	24/02/2024
2	1/225 Beaconsfield Pde MIDDLE PARK 3206	\$1,320,000	03/02/2024
3	3/18a Broadway ELWOOD 3184	\$1,300,000	11/12/2023

**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: 29/04/2024 16:23



2   
 2   
 1

**Rooms:** 1  
**Property Type:** Strata Unit/Flat  
 Agent Comments

**Indicative Selling Price**  
 \$1,380,000 - \$1,440,000  
**Median Unit Price**  
 March quarter 2024: \$481,000

## Comparable Properties



101/8-10 The Esplanade ST KILDA 3182 (REI) [Agent Comments](#)

2   
 2   
 2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Apartment



1/225 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG) [Agent Comments](#)

2   
 2   
 1

**Price:** \$1,320,000  
**Method:** Sold After Auction  
**Date:** 03/02/2024  
**Property Type:** Unit



3/18a Broadway ELWOOD 3184 (VG) [Agent Comments](#)

2   
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**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 11/12/2023  
**Property Type:** Subdivided Unit/Villa/Townhouse  
 - Single OYO Unit

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