

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

21/18 The Esplanade, St Kilda Vic 3182

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2025

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	4/10 Carlisle St ST KILDA 3182	\$727,500	11/02/2026
2	25/135 Fitzroy St ST KILDA 3182	\$700,000	12/01/2026
3	21/343-346 Beaconsfield Pde ST KILDA WEST 3182	\$715,000	15/12/2025

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:

25/02/2026 15:10

2 1 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$730,000
Median Unit Price
Year ending December 2025: \$515,000

Comparable Properties



4/10 Carlisle St ST KILDA 3182 (REI)
2 1 1
Price: \$727,500
Method: Private Sale
Date: 11/02/2026
Property Type: Apartment
Agent Comments



25/135 Fitzroy St ST KILDA 3182 (REI)
2 1 1
Price: \$700,000
Method: Private Sale
Date: 12/01/2026
Property Type: Apartment
Agent Comments



21/343-346 Beaconsfield Pde ST KILDA WEST 3182 (REI)
2 2 1
Price: \$715,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment
Agent Comments