

# 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

4/23 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)

Single price

\$945,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

St Kilda

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	6/86 Dickens St ELWOOD 3184	\$895,000	24/12/2025
2	5/15 Ormond Esp ELWOOD 3184	\$915,000	30/09/2025
3	1/36 Robe St ST KILDA 3182	\$1,000,000	09/12/2025

**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:

23/02/2026 16:27



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$945,000  
**Median Unit Price**  
December quarter 2025: \$535,000

## Comparable Properties



**6/86 Dickens St ELWOOD 3184 (REI)**

[Agent Comments](#)

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**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 24/12/2025  
**Property Type:** Apartment



**5/15 Ormond Esp ELWOOD 3184 (REI)**

[Agent Comments](#)

2   1   -

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 30/09/2025  
**Property Type:** Apartment



**1/36 Robe St ST KILDA 3182 (REI)**

[Agent Comments](#)

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**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment

**Account - Marshall White** | P: 03 9822 9999