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	104/14-16 Esplanade, St Kilda Vic 3182

Indicative selling price

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

Range between $1,150,000 & $1,225,000

Median sale price

Median price $545,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2026 to 31/03/2026 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	103/65 Wellington St ST KILDA 3182	$1,165,000	21/03/2026
2	1003/576-578 St Kilda Rd MELBOURNE 3004	$1,051,000	29/01/2026
3	604/576-578 St Kilda Rd MELBOURNE 3004	$1,050,000	06/11/2025

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: 29/04/2026 11:04

RAY WHITE

Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,225,000
Median Unit Price
March quarter 2026: $545,000

Comparable Properties



103/65 Wellington St ST KILDA 3182 (REI)

2 2 1

Agent Comments

Price: $1,165,000
Method: Private Sale
Date: 21/03/2026
Property Type: Apartment



1003/576-578 St Kilda Rd MELBOURNE 3004 (REI)

2 2 2

Agent Comments

Price: $1,051,000
Method: Auction Sale
Date: 29/01/2026
Property Type: Apartment



604/576-578 St Kilda Rd MELBOURNE 3004 (REI)

2 2 2

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment

Account - Ray White Hawthorn

REIV THE DIFFERENCE

propertydata.com.au

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