

## 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

8/86 BLESSINGTON STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

2/3 BUNDALOHN COURT ST KILDA VIC 3182	\$649,000	17-Oct-24
5/5 HERBERT STREET ST KILDA VIC 3182	\$700,000	07-Dec-24
2/54 BLESSINGTON STREET ST KILDA VIC 3182	\$722,000	24-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 21 November 2025

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**2/3 BUNDALOHN COURT ST KILDA VIC 3182** Sold Price **\$649,000** Sold Date **17-Oct-24**

2 1 1

Distance **0.14km**



**5/5 HERBERT STREET ST KILDA VIC 3182** Sold Price **\$700,000** Sold Date **07-Dec-24**

2 1 1

Distance **0.38km**



**2/54 BLESSINGTON STREET ST KILDA VIC 3182** Sold Price **\$722,000** Sold Date **24-Feb-24**

2 1 1

Distance **0.21km**



**2/1 SMITH STREET ST KILDA VIC 3182** Sold Price **\$690,000** Sold Date **23-Jun-25**

2 1 1

Distance **0.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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