

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

3/84 Blessington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$385,000 & \$400,000

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	9/1 Marlton Cr ST KILDA 3182	\$400,000	16/02/2026
2	4/8 St Leonards Av ST KILDA 3182	\$395,000	04/02/2026
3	6/3 Cowderoy St ST KILDA WEST 3182	\$385,000	15/01/2026

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:

11/03/2026 10:13



Property Type: Apartment

Agent Comments

Comparable Properties



9/1 Marlton Cr ST KILDA 3182 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 16/02/2026

Property Type: Apartment



4/8 St Leonards Av ST KILDA 3182 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment



6/3 Cowderoy St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment

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