

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

39 Blanche Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

St Kilda

Period - From

01/01/2025

to

31/03/2025

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	5 Duke St WINDSOR 3181	\$1,615,000	30/05/2025
2	2/14 Wilton Gr ELWOOD 3184	\$1,580,000	20/05/2025
3			

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:

27/06/2025 10:56

39 Blanche Street, St Kilda Vic 3182

RT Edgar

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Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

March quarter 2025: \$1,670,000



3 2 2

Property Type: House (Res)

Land Size: 128 sqm approx

Agent Comments

Comparable Properties



5 Duke St WINDSOR 3181 (REI)

Agent Comments

3 3 2

Price: \$1,615,000

Method: Private Sale

Date: 30/05/2025

Property Type: Townhouse (Single)



2/14 Wilton Gr ELWOOD 3184 (REI/VG)

Agent Comments

3 2 1

Price: \$1,580,000

Method: Expression of Interest

Date: 20/05/2025

Property Type: Townhouse (Single)

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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