

# 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

45 Blanche 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,760,000 Property Type House 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 King St ST KILDA EAST 3183	\$1,600,000	26/10/2025
2	1 Kalymna Gr ST KILDA EAST 3183	\$1,512,000	26/09/2025
3	29 Grosvenor St BALACLAVA 3183	\$1,565,000	20/09/2025

**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.~~

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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

December quarter 2025: \$1,760,000

## Comparable Properties



**6 King St ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$1,600,000

**Method:** Sold After Auction

**Date:** 26/10/2025

**Property Type:** House (Res)

**Land Size:** 244 sqm approx



**1 Kalyrna Gr ST KILDA EAST 3183 (REI/VG)**

Agent Comments



**Price:** \$1,512,000

**Method:** Sold Before Auction

**Date:** 26/09/2025

**Property Type:** House (Res)

**Land Size:** 279 sqm approx



**29 Grosvenor St BALACLAVA 3183 (REI/VG)**

Agent Comments



**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 265 sqm approx

Account - Jellis Craig | P: 03 8644 5500



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