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	17 Blessington Street, St Kilda Vic 3182
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Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,670,000	Pro	perty 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

Add	Address of comparable property		Date of sale
1	42 Camden St BALACLAVA 3183	\$1,150,000	05/04/2025
2	56 Chaucer St ST KILDA 3182	\$1,190,000	21/03/2025
3	219a Hotham St RIPPONLEA 3185	\$1,087,500	08/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2025 11:33



BigginScott





Rooms: 4

Property Type: House (Res) Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2025: \$1,670,000

Comparable Properties



42 Camden St BALACLAVA 3183 (REI)

Price: \$1,150,000

Method: Private Sale Date: 05/04/2025 Property Type: House



Agent Comments



56 Chaucer St ST KILDA 3182 (REI/VG)





Price: \$1,190,000

Method: Sold Before Auction

Date: 21/03/2025

Property Type: House (Res) Land Size: 128 sqm approx Agent Comments



219a Hotham St RIPPONLEA 3185 (REI/VG)



Agent Comments

Price: \$1,087,500 Method: Private Sale Date: 08/12/2024 Property Type: House Land Size: 220 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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