

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

65 Blessington Court, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$1,590,000

Property Type House

Suburb St Kilda

Period - From 30/09/2024

to

29/09/2025

Source

Property Data

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	14 Thackeray St ELWOOD 3184	\$3,100,000	13/09/2025
2	21 Fawkner St ST KILDA 3182	\$3,010,000	24/05/2025
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:

30/09/2025 13:09

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Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
30/09/2024 - 29/09/2025: \$1,590,000

Comparable Properties



14 Thackeray St ELWOOD 3184 (REI)

Agent Comments

4 3 1

Price: \$3,100,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)



21 Fawkner St ST KILDA 3182 (REI)

Agent Comments

4 2 2

Price: \$3,010,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House
Land Size: 574 sqm approx

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.