

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

2/10 Blessington 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

&

\$1,500,000

Median sale price

Median price

\$1,100,000

Property Type

Townhouse

Suburb

St Kilda

Period - From

25/02/2024

to

24/02/2025

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	1/50 Fitzroy St ST KILDA 3182	\$1,500,000	26/11/2024
2	12 Graylings Gr ST KILDA EAST 3183	\$1,420,000	14/11/2024
3	296 Canterbury Rd ST KILDA WEST 3182	\$1,425,000	21/09/2024

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:

25/02/2025 16:35



3 2 2

Rooms: 4
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median Townhouse Price
 25/02/2024 - 24/02/2025: \$1,100,000

Comparable Properties



1/50 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$1,500,000
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment



12 Graylings Gr ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 2 2

Price: \$1,420,000
Method: Private Sale
Date: 14/11/2024
Property Type: House
Land Size: 276 sqm approx



296 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

Agent Comments

3 2 1

Price: \$1,425,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 128 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372