

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

4/34 Blanche Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb St Kilda

Period - From 01/07/2025

to

30/06/2026

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	31 Blanche St ST KILDA 3182	\$1,105,000	05/09/2026
2	39 Jervois St ST KILDA EAST 3183	\$1,030,000	22/08/2026
3	24b Victoria St WINDSOR 3181	\$1,150,000	17/08/2026

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:

23/09/2026 16:36



2
 2
 1

Property Type:

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2026: \$1,525,000

Comparable Properties



31 Blanche St ST KILDA 3182 (REI)

Agent Comments

2
 1
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Price: \$1,105,000

Method: Auction Sale

Date: 05/09/2026

Property Type: House (Res)

Land Size: 190 sqm approx



39 Jervois St ST KILDA EAST 3183 (REI)

Agent Comments

3
 3
 1

Price: \$1,030,000

Method: Auction Sale

Date: 22/08/2026

Property Type: Townhouse (Res)



24b Victoria St WINDSOR 3181 (REI)

Agent Comments

2
 2
 -

Price: \$1,150,000

Method: Private Sale

Date: 17/08/2026

Property Type: Townhouse (Res)