

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

103D/8 BLANCHE STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

27/632 ST KILDA ROAD MELBOURNE VIC 3004	\$927,100	24-Sep-25
4/235 DANDENONG ROAD WINDSOR VIC 3181	\$935,000	31-Jul-25
8/7 WHITE STREET WINDSOR VIC 3181	\$916,000	25-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 28 October 2025



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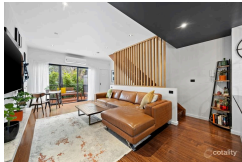
**27/632 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS} **\$927,100** Sold Date **24-Sep-25**

3 2 1

Distance **1.2km**



**4/235 DANDENONG ROAD
WINDSOR VIC 3181**

Sold Price

\$935,000 Sold Date **31-Jul-25**

3 2 1

Distance **1.67km**



**8/7 WHITE STREET WINDSOR VIC
3181**

Sold Price

\$916,000 Sold Date **25-Aug-25**

3 2 2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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