

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

5/36 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

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2024

to

30 Nov 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

33/20 ESPLANADE ST KILDA VIC 3182	\$737,500	07-Nov-25
2/15 KENDALL STREET ELWOOD VIC 3184	\$780,000	24-Sep-25
4/15 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$770,000	26-Oct-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: 18 December 2025

McGrath St Kilda

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**33/20 ESPLANADE ST KILDA VIC 3182**

Sold Price

\$737,500Sold Date **07-Nov-25**

2

1

1

Distance

0.78km**2/15 KENDALL STREET ELWOOD VIC 3184**

Sold Price

\$780,000Sold Date **24-Sep-25**

3

1

1

Distance

1.87km**4/15 ALEXANDRA STREET ST KILDA EAST VIC 3183**

Sold Price

^{RS} **\$770,000** ^{UN}Sold Date **26-Oct-25**

2

1

1

Distance

1.6km**RS** = Recent sale**UN** = Undisclosed Sale

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