

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

6/60 BLESSINGTON 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

9/7 TENNYSON STREET ELWOOD VIC 3184	\$810,000	15-Oct-25
3/7 BLUFF AVENUE ELWOOD VIC 3184	\$815,000	06-Jun-25
11/2 THE AVENUE WINDSOR VIC 3181	\$816,000	13-Sep-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: 10 November 2025

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**9/7 TENNYSON STREET ELWOOD
VIC 3184**

Sold Price

RS

\$810,000

Sold Date

15-Oct-25

2

1

1

Distance

0.55km**3/7 BLUFF AVENUE ELWOOD VIC
3184**

Sold Price

\$815,000

Sold Date

06-Jun-25

2

1

1

Distance

1.55km**11/2 THE AVENUE WINDSOR VIC
3181**

Sold Price

\$816,000

Sold Date

13-Sep-25

2

1

1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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