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	45/167 Fitzroy Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

\$595,000
9

Median sale price

Median price \$511,500	Property Type U	nit	Suburb	St Kilda
Period - From 01/07/2024	to 30/06/2025	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

Address of comparable property		Price	Date of sale
1	4/155 Fitzroy St ST KILDA 3182	\$605,000	23/05/2025
2	905/163 Fitzroy St ST KILDA 3182	\$565,000	22/05/2025
3	614/181 Fitzroy St ST KILDA 3182	\$585,000	18/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/08/2025 09:37









Property Type: Apartment Agent Comments

Indicative Selling Price \$595,000 Median Unit Price Year ending June 2025: \$511,500

Comparable Properties



4/155 Fitzroy St ST KILDA 3182 (REI)

2

1

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Price: \$605,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Apartment

Agent Comments



905/163 Fitzroy St ST KILDA 3182 (REI/VG)

2

:

1

7

Agent Comments

Price: \$565,000 Method: Private Sale Date: 22/05/2025

Rooms: 4

Property Type: Apartment

September 1

614/181 Fitzroy St ST KILDA 3182 (REI/VG)

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2

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Price: \$585,000 **Method:** Private Sale **Date:** 18/03/2025

Property Type: Apartment

Agent Comments

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





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