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	2/146 St Kilda Road, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$500,000	Pro	perty Type	Unit		Suburb	St Kilda
Period - From	01/04/2025	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		Price	Date of sale
1	2/52 Fitzroy St ST KILDA 3182	\$420,000	02/05/2025
2	11/k7 High St WINDSOR 3181	\$412,500	23/04/2025
3	9/44 Fitzroy St ST KILDA 3182	\$435,000	11/04/2025

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:	09/07/2025 11:55



BigginScott^{*}





Property Type: Apartment Agent Comments

Indicative Selling Price \$390.000 - \$429.000 **Median Unit Price** June guarter 2025: \$500,000

Comparable Properties



2/52 Fitzroy St ST KILDA 3182 (VG)

Price: \$420,000 Method: Sale Date: 02/05/2025

Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



11/k7 High St WINDSOR 3181 (REI)





Price: \$412.500 Method: Private Sale Date: 23/04/2025

Property Type: Apartment

Agent Comments



9/44 Fitzroy St ST KILDA 3182 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 11/04/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433





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