

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

15/149 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$930,000

&

\$1,020,000

Median sale price

Median price \$520,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2024

to 31/03/2025

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	1/83 Park St ST KILDA WEST 3182	\$983,000	02/06/2025
2	5/310 Beaconsfield Pde MIDDLE PARK 3206	\$950,000	24/05/2025
3	4/21a Dickens St ELWOOD 3184	\$942,000	15/03/2025

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:

07/07/2025 10:51

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Indicative Selling Price

\$930,000 - \$1,020,000

Median Unit Price

Year ending March 2025: \$520,000

**Property Type:** Strata Unit/Flat

Agent Comments

Comparable Properties

**1/83 Park St ST KILDA WEST 3182 (REI)**

Agent Comments

**Price:** \$983,000**Method:** Private Sale**Date:** 02/06/2025**Property Type:** Apartment**5/310 Beaconsfield Pde MIDDLE PARK 3206 (REI)**

Agent Comments

**Price:** \$950,000**Method:** Private Sale**Date:** 24/05/2025**Property Type:** Apartment**4/21a Dickens St ELWOOD 3184 (REI/VG)**

Agent Comments

**Price:** \$942,000**Method:** Auction Sale**Date:** 15/03/2025**Property Type:** Apartment

Account - Jellis Craig | P: 03 8644 5500