

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

45/167 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$590,000

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	905/163 Fitzroy St ST KILDA 3182	\$565,000	22/05/2025
2	32/69 Wellington St ST KILDA 3182	\$595,000	11/05/2025
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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/06/2025 12:04



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
Year ending March 2025: \$520,000

Comparable Properties



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

Agent Comments

2 1 1

Price: \$565,000
Method: Private Sale
Date: 22/05/2025
Rooms: 4
Property Type: Apartment



32/69 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 2

Price: \$595,000
Method: Private Sale
Date: 11/05/2025
Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment

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