

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

414/163 Fitzroy Street, St Kilda VIC 3182

Indicative selling price

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

Range between

\$395,000

&

\$425,000

Median sale price

Median price

\$511,500

Property Type

Unit

Suburb

St Kilda

Period - From

05/02/2025

to

04/08/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
320/163 Fitzroy St, St Kilda Vic	\$410,000	30/05/2025
4/30 Wellington St, St Kilda Vic	\$420,000	10/07/2025
205/157 Fitzroy St, St Kilda Vic	\$428,000	28/05/2025

This Statement of Information was prepared on:

05/08/2025

414/163 Fitzroy Street, St Kilda VIC 3182



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Property Type: Unit

Rhys Karabasis

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Indicative Selling Price

\$395,000 - \$425,000

Median House Price

Year ending August 2025: \$511,500

Comparable Properties



320/163 Fitzroy St, St Kilda Vic

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Price: \$410,000

Method: Private Sale

Date: 30/05/2025

Property Type: Unit

Land Size:



4/30 Wellington St, St Kilda Vic

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Price: \$420,000

Method: Private Sale

Date: 10/07/2025

Property Type: Unit

Land Size:



205/157 Fitzroy St, St Kilda Vic

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Price: \$428,000

Method: Private Sale

Date: 28/05/2025

Property Type: Unit

Land Size:

Account - Marshall White - Team One Albert Park | P: 98229999