

## 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

712/181 FITZROY STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 17/167 FITZROY STREET ST KILDA VIC 3182 | \$700,000 | 03-Jun-23 |
| 46/167 FITZROY STREET ST KILDA VIC 3182 | \$685,000 | 13-Jul-23 |
| 9/19 ROBE STREET ST KILDA VIC 3182      | \$691,000 | 26-May-23 |

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 6 months.~~

This Statement of Information was prepared on: 13 October 2023

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**17/167 FITZROY STREET ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **03-Jun-23**

1 1 1

Distance **0.12km**



**46/167 FITZROY STREET ST KILDA  
VIC 3182**

Sold Price

**\$685,000** Sold Date **13-Jul-23**

2 1 1

Distance **0.12km**



**9/19 ROBE STREET ST KILDA VIC  
3182**

Sold Price

**\$691,000** Sold Date **26-May-23**

2 1 1

Distance **0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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