

# 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

84/151 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$525,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2023

to

30/09/2023

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 | 1409/499 St Kilda Rd MELBOURNE 3004 | \$760,000 | 22/09/2023   |
| 2 | 25/109 Nimmo St MIDDLE PARK 3206    | \$710,000 | 08/10/2023   |
| 3 | 17/167 Fitzroy St ST KILDA 3182     | \$700,000 | 03/06/2023   |

**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:

24/10/2023 16:59



Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2023: \$525,000

## Comparable Properties



1409/499 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$760,000

Method: Private Sale

Date: 22/09/2023

Property Type: Apartment



25/109 Nimmo St MIDDLE PARK 3206 (REI) Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 08/10/2023

Property Type: Unit



17/167 Fitzroy St ST KILDA 3182 (REI) Agent Comments



Price: \$700,000

Method: Private Sale

Date: 03/06/2023

Property Type: Apartment

Account - Biggin &amp; Scott | P: 03 9534 0241 | F: 03 9525 4336