

# 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

807/181-191 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)

Single price

\$479,000

### Median sale price

Median price

\$522,000

Property Type

Unit

Suburb

St Kilda

Period - From

21/05/2023

to

20/05/2024

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 | 406/163 Inkerman St ST KILDA 3182  | \$481,000 | 15/02/2024   |
| 2 | 1606/3-5 St Kilda Rd ST KILDA 3182 | \$465,000 | 19/01/2024   |
| 3 | 612/163 Fitzroy St ST KILDA 3182   | \$463,500 | 12/01/2024   |

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:

21/05/2024 14:52

807/181-191 Fitzroy Street, St Kilda Vic 3182

Tony Gaudry  
03 9646 4444  
0417 169 560  
tgaudry@chisholmgamon.com.au



2 bedrooms - 1 car

Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$479,000

Median Unit Price  
21/05/2023 - 20/05/2024: \$522,000

## Comparable Properties



406/163 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments

2 bedrooms - 1 bathroom - 1 car

Price: \$481,000  
Method: Private Sale  
Date: 15/02/2024  
Property Type: Apartment



1606/3-5 St Kilda Rd ST KILDA 3182 (REI) Agent Comments

1 bedroom - 1 bathroom - 1 car

Price: \$465,000  
Method: Private Sale  
Date: 19/01/2024  
Property Type: Apartment



612/163 Fitzroy St ST KILDA 3182 (REI/VG) Agent Comments

1 bedroom - 1 bathroom - 1 car

Price: \$463,500  
Method: Private Sale  
Date: 12/01/2024  
Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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