

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

6/38 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$520,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2024 to 30/09/2024 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	603/18 Grey St ST KILDA 3182	\$375,000	18/09/2024
2	302/115 Wellington St ST KILDA 3182	\$375,000	05/09/2024
3	205/3-5 St Kilda Rd ST KILDA 3182	\$370,000	16/06/2024

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: 08/11/2024 10:22



 1
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Rooms: 2

Property Type: Flat

Land Size: 968.255 sqm approx

Agent Comments

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

September quarter 2024: \$520,000

Comparable Properties



603/18 Grey St ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$375,000

Method: Private Sale

Date: 18/09/2024

Property Type: Apartment



302/115 Wellington St ST KILDA 3182 (REI/VG) **Agent Comments**

 1
  1
  1

Price: \$375,000

Method: Private Sale

Date: 05/09/2024

Property Type: Unit



205/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 1
  1
  1

Price: \$370,000

Method: Private Sale

Date: 16/06/2024

Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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