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

614/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|----------|
| Range betweer | \$675,000 | | & | | \$735,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$523,000 | Pro | operty Type | Unit | | | Suburb | St Kilda |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 205/181 Fitzroy St ST KILDA 3182 | \$750,000 | 04/02/2025 |
| 2 | 1511/3-5 St Kilda Rd ST KILDA 3182 | \$725,000 | 19/12/2024 |
| 3 | 20/38 Fitzroy St ST KILDA 3182 | \$720,000 | 30/09/2024 |

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:

13/02/2025 10:03



* Professionals





Property Type: apartment Agent Comments

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Indicative Selling Price \$675,000 - \$735,000 **Median Unit Price** December quarter 2024: \$523,000

Comparable Properties





2 2 1

Price: \$750,000 Method: Private Sale Date: 04/02/2025 Property Type: Apartment

1511/3-5 St Kilda Rd ST KILDA 3182 (REI)



Price: \$725,000 Method: Private Sale Date: 19/12/2024 Property Type: Apartment



20/38 Fitzroy St ST KILDA 3182 (REI/VG)

2 2 Agent Comments

Agent Comments

Agent Comments

Price: \$720,000 Method: Private Sale Date: 30/09/2024 Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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