

# 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

85/151 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)

Single price \$420,000

### 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	4/51 Chapel St ST KILDA 3182	\$392,500	06/10/2024
2	603/18 Grey St ST KILDA 3182	\$375,000	18/09/2024
3	2/64 Fitzroy St ST KILDA 3182	\$417,500	30/08/2024

**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:

30/10/2024 09:40



1   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$420,000

**Median Unit Price**  
September quarter 2024: \$520,000

## Comparable Properties



**4/51 Chapel St ST KILDA 3182 (REI)**

**Agent Comments**

1   1   1

**Price:** \$392,500  
**Method:** Private Sale  
**Date:** 06/10/2024  
**Property Type:** Apartment



**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



**2/64 Fitzroy St ST KILDA 3182 (REI)**

**Agent Comments**

1   1   1

**Price:** \$417,500  
**Method:** Private Sale  
**Date:** 30/08/2024  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300