

## 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

1702/6 ST KILDA ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$504,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

304/129 FITZROY STREET ST KILDA VIC 3182	375000	29-Jan-25
223/163 FITZROY STREET ST KILDA VIC 3182	345000	21-Nov-24
417/163 FITZROY STREET ST KILDA VIC 3182	372000	09-Dec-24

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 6 months.

This Statement of Information was prepared on: 14 April 2025

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**304/129 FITZROY STREET ST  
KILDA VIC 3182**

 1  1  1

Sold Price

**375000**

Sold Date

**29-Jan-25**

Distance

**0.6km**



**223/163 FITZROY STREET ST  
KILDA VIC 3182**

 1  1  1

Sold Price

**345000**

Sold Date

**21-Nov-24**

Distance

**0.41km**



**417/163 FITZROY STREET ST KILDA  
VIC 3182**

 1  1  1

Sold Price

**372000**

Sold Date

**09-Dec-24**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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