

## 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

26/12 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) (\*Delete single price or range as applicable)

Single Price

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 2023

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

209/63 ACLAND STREET ST KILDA VIC 3182	\$425,000	03-Nov-23
104/27-31 HERBERT STREET ST KILDA VIC 3182	\$440,000	21-Nov-23
23/149 FITZROY STREET ST KILDA VIC 3182	\$462,000	18-Sep-23

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: 19 December 2023

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**209/63 ACLAND STREET ST KILDA VIC 3182** Sold Price <sup>RS</sup> **\$425,000** <sup>UN</sup> Sold Date **03-Nov-23**  
 Distance **0.61km**

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**104/27-31 HERBERT STREET ST KILDA VIC 3182** Sold Price **\$440,000** Sold Date **21-Nov-23**  
 Distance **1.46km**

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**23/149 FITZROY STREET ST KILDA VIC 3182** Sold Price **\$462,000** Sold Date **18-Sep-23**  
 Distance **0.49km**

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**RS** = Recent sale      **UN** = Undisclosed Sale

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