

## 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

321/163 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

or range  
between

\$390,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 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

216/163 FITZROY STREET ST KILDA VIC 3182	\$385,000	11-Dec-23
31/64 FITZROY STREET ST KILDA VIC 3182	\$410,000	06-Dec-23
202/72 ACLAND STREET ST KILDA VIC 3182	\$415,000	21-Nov-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: 29 January 2024

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**216/163 FITZROY STREET ST KILDA** Sold Price **\$385,000** Sold Date **11-Dec-23**  
**VIC 3182**  
 🛏️ 3 🚿 1 🚗 - Distance **0.04km**



**31/64 FITZROY STREET ST KILDA** Sold Price **\$410,000** Sold Date **06-Dec-23**  
**VIC 3182**  
 🛏️ 1 🚿 1 🚗 - Distance **0.21km**



**202/72 ACLAND STREET ST KILDA** Sold Price **\$415,000** Sold Date **21-Nov-23**  
**VIC 3182**  
 🛏️ 1 🚿 1 🚗 - Distance **0.88km**

RS = Recent sale      UN = Undisclosed Sale

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