

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

614/181 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 2024

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

604/35 SIMMONS STREET SOUTH YARRA VIC 3141	620000	09-Nov-24
55/632 ST KILDA ROAD MELBOURNE VIC 3004	630000	21-Oct-24
126 CARLISLE STREET ST KILDA VIC 3182	630000	23-Aug-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: 16 December 2024

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**604/35 SIMMONS STREET SOUTH
YARRA VIC 3141**

2 1 1

Sold Price

^{RS} **620000**

Sold Date **09-Nov-24**

Distance **1.98km**



**55/632 ST KILDA ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

630000

Sold Date **21-Oct-24**

Distance **0.39km**



**126 CARLISLE STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

^{RS} **630000** ^{UN}

Sold Date **23-Aug-24**

Distance **1.25km**

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

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