

## 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

16/145 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2023

to

31 Oct 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

3/44 EILDON ROAD ST KILDA VIC 3182	\$553,000	06-Jun-24
9/15 BURNETT STREET ST KILDA VIC 3182	\$590,000	27-Jun-24
5/70 BARKLY STREET ST KILDA VIC 3182	\$600,000	24-Jun-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: 27 November 2024



**3/44 EILDON ROAD ST KILDA VIC 3182**

Sold Price

**\$553,000**

Sold Date

**06-Jun-24**

 2  1  -

Distance

**0.2km**



**9/15 BURNETT STREET ST KILDA VIC 3182**

Sold Price

**\$590,000**

Sold Date

**27-Jun-24**

 2  1  1

Distance

**0.24km**



**5/70 BARKLY STREET ST KILDA VIC 3182**

Sold Price

**\$600,000**

Sold Date

**24-Jun-24**

 2  1  1

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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