

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

14/145 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$630,000

&

\$675,000

Median sale price

Median price

\$511,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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 six 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
1	6/1 Robe St ST KILDA 3182	\$670,000	26/07/2025
2	8/42 Burnett St ST KILDA 3182	\$647,500	24/05/2025
3	1/64 York St ST KILDA WEST 3182	\$640,000	19/03/2025

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 six months.~~

This Statement of Information was prepared on:

08/09/2025 13:16



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1584 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$675,000
Median Unit Price
Year ending June 2025: \$511,500

Comparable Properties



6/1 Robe St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Apartment



8/42 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$647,500
Method: Private Sale
Date: 24/05/2025
Property Type: Apartment



1/64 York St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372