

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

17/28 FULTON STREET ST KILDA EAST VIC 3183

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

5/2A RAVENS GROVE ST KILDA EAST VIC 3183	\$570,000	09-Apr-25
6/55 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$540,000	25-Aug-25
11/5 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$565,000	08-Apr-25

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 September 2025

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**5/2A RAVENS GROVE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$570,000** Sold Date **09-Apr-25**

Distance **0.27km**



**6/55 ALEXANDRA STREET ST
KILDA EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **25-Aug-25**

Distance **0.45km**



**11/5 LANSDOWNE ROAD ST KILDA
EAST VIC 3183**

2 1 1

Sold Price **\$565,000** Sold Date **08-Apr-25**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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