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

17/52 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	or range between	\$440,000	&	\$480,000
Single i fice	between	Ψ440,000	α	ψ+00,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$495,000	Prop	erty type		Unit	Suburb	St Kilda
Period-from	01 Nov 2024	to	31 Oct 2	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
14/151 FITZROY STREET ST KILDA VIC 3182	\$460,000	05-Jun-25
10/14 DEAKIN STREET ST KILDA WEST VIC 3182	\$460,000	09-Aug-25
13/343-346 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$445,000	25-Sep-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: 11 November 2025



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14/151 FITZROY STREET ST KILDA Sold Price VIC 3182

RS \$460,000 Sold Date 05-Jun-25

Distance 0.25km

10/14 DEAKIN STREET ST KILDA WEST VIC 3182

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Sold Price

\$460,000 Sold Date 09-Aug-25

Distance 0.37km



13/343-346 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

Sold Price

*\$445,000 Sold Date 25-Sep-25

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Distance 0.5km

RS = Recent sale UN = Undisclosed Sale

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