

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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

13/343-346 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$445,000	26-Sep-25
10/14 DEAKIN STREET ST KILDA WEST VIC 3182	\$460,000	09-Aug-25
14/151 FITZROY STREET ST KILDA VIC 3182	\$460,000	05-Jun-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: 18 November 2025

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

1 1 1

Sold Price **\$445,000** Sold Date **26-Sep-25**

Distance **0.5km**



**10/14 DEAKIN STREET ST KILDA
WEST VIC 3182**

1 1 1

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

Distance **0.37km**



**14/151 FITZROY STREET ST KILDA
VIC 3182**

1 1 1

Sold Price ^{RS} **\$460,000** Sold Date **05-Jun-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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