

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

19/44 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

\$480,000

&

\$520,000

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

3/37 EILDON ROAD ST KILDA VIC 3182

\$488,000

01-Nov-25

4/25 DICKENS STREET ELWOOD VIC 3184

\$497,000

28-May-25

2/14 DEAKIN STREET ST KILDA WEST VIC 3182

\$496,000

21-Nov-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: 27 November 2025

Rachael O'Connor

M 0411 141 923

E racheloconnor@mcgrath.com.au



3/37 EILDON ROAD ST KILDA VIC 3182

Sold Price

RS

\$488,000

Sold Date

01-Nov-25

1

1

1

Distance

0.22km

4/25 DICKENS STREET ELWOOD VIC 3184

Sold Price

\$497,000

Sold Date

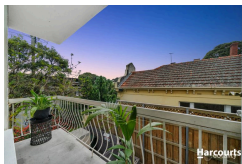
28-May-25

1

1

1

Distance

1.59km

2/14 DEAKIN STREET ST KILDA WEST VIC 3182

Sold Price

RS

\$496,000

Sold Date

21-Nov-25

1

1

1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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