

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

403/181 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

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

5/44 FITZROY STREET ST KILDA VIC 3182	\$448,000	30-Apr-25
9/44 FITZROY STREET ST KILDA VIC 3182	\$435,000	11-Apr-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: 03 September 2025



**5/44 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$448,000

Sold Date

30-Apr-25

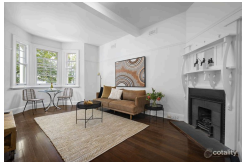
1

1

-

Distance

0.52km



**9/44 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$435,000

Sold Date

11-Apr-25

1

1

-

Distance

0.52km



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

Sold Price

^{RS} **\$460,000**

Sold Date

05-Jun-25

1

1

1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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