

# 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

49/9 Fulton Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb St Kilda East

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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 six 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
1	5/44 Southey St ELWOOD 3184	\$501,500	26/04/2025
2	9/132 Alexandra St ST KILDA EAST 3183	\$495,000	29/03/2025
3	1/28 Fulton St ST KILDA EAST 3183	\$498,000	27/03/2025

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 six months.~~

This Statement of Information was prepared on:

01/07/2025 15:22

49/9 Fulton Street, St Kilda East Vic 3183

**Jellis  
Craig**

Michael Hingston

9194 1200

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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

March quarter 2025: \$605,000



 2  1  1

**Property Type:** Apartment

## Comparable Properties



**5/44 Southey St ELWOOD 3184 (REI/VG)**

Agent Comments

 1  1  -

**Price:** \$501,500

**Method:** Private Sale

**Date:** 26/04/2025

**Property Type:** Apartment



**9/132 Alexandra St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 29/03/2025

**Property Type:** Townhouse (Res)



**1/28 Fulton St ST KILDA EAST 3183 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$498,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** Apartment

**Land Size:** 1876 sqm approx

**Account - Jellis Craig** | P: 03 9194 1200



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