

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

504/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000

&

\$595,000

Median sale price

Median price \$509,000

Property Type Unit

Suburb St Kilda

Period - From 01/07/2025

to 30/09/2025

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	308/181 Fitzroy St ST KILDA 3182	\$600,000	25/10/2025
2	214/181 Fitzroy St ST KILDA 3182	\$590,000	15/08/2025
3	4/155 Fitzroy St ST KILDA 3182	\$605,000	23/05/2025

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:

18/11/2025 14:48

504/163 Fitzroy Street, St Kilda Vic 3182

JellisCraig

Charlie La Fontaine
9593 4500
0410 117 323

Charlielafontaine@jellisrcraig.com.au

Indicative Selling Price

\$575,000 - \$595,000

Median Unit Price

September quarter 2025: \$509,000



 2  1  1

Property Type: Apartment

Comparable Properties



308/181 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 25/10/2025

Property Type: Apartment



214/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 15/08/2025

Property Type: Apartment



4/155 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$605,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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