

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

6/24 Fulton Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$613,750

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2025

to

30/06/2025

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	6/23 Gourlay St BALACLAVA 3183	\$542,000	02/09/2025
2	4/3 Wando Gr ST KILDA EAST 3183	\$542,500	31/08/2025
3	13/5 Lansdowne Rd ST KILDA EAST 3183	\$550,000	27/08/2025

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:

09/09/2025 16:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2025: \$613,750

Comparable Properties



6/23 Gourlay St BALACLAVA 3183 (REI)

Agent Comments



Price: \$542,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: Apartment



4/3 Wando Gr ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$542,500

Method: Private Sale

Date: 31/08/2025

Property Type: Apartment



13/5 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 27/08/2025

Property Type: Apartment

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