

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/155 FITZROY STREET, ST KILDA, VIC 3182

Indicative selling price

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

Single price

\$845,000

or range between

&

Median sale price

Median price

\$522,000

Property Type

Unit

Suburb

ST KILDA

Period - From

June 2023

to

May 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
84/151 FITZROY STREET ST KILDA VIC 3182	\$770,000	10/11/2023
47/151 FITZROY STREET ST KILDA VIC 3182	\$870,000	27/08/2023
89/151 FITZROY STREET ST KILDA VIC 3182	\$865,000	22/05/2023

This Statement of Information was prepared on: 22/06/2024