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	15/38 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between $590,000 & $645,000

Median sale price

Median price $555,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2022 to 31/12/2022 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	207/131 Acland St ST KILDA 3182	$635,000	03/10/2022
2	5/155 Fitzroy St ST KILDA 3182	$633,000	20/03/2023
3	6/156 Carlisle St ST KILDA 3182	$626,000	05/11/2022

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: 29/03/2023 17:00

15/38 Fitzroy Street, St Kilda Vic 3182

Claudio Perruzza
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Indicative Selling Price
$590,000 - $645,000
Median Unit Price
December quarter 2022: $555,500



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Comparable Properties

207/131 Acland St ST KILDA 3182 (VG)

2 - -

Price: $635,000
Method: Sale
Date: 03/10/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



5/155 Fitzroy St ST KILDA 3182 (REI)

2 1 1

Price: $633,000
Method: Private Sale
Date: 20/03/2023
Property Type: Apartment

Agent Comments



6/156 Carlisle St ST KILDA 3182 (REI/VG)

2 1 -

Price: $626,000
Method: Auction Sale
Date: 05/11/2022
Property Type: Apartment

Agent Comments

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