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	14/135 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price $650,000

Median sale price

Median price $535,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2025 to 31/12/2025 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	3/29 The Avenue WINDSOR 3181	$650,000	30/10/2025
2	16/14a Chapel St ST KILDA 3182	$650,000	02/09/2025
3	211/27-31 Herbert St ST KILDA 3182	$650,000	29/08/2025

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: 11/02/2026 06:36

14/135 Fitzroy Street, St Kilda Vic 3182

THE AGENCY



2

Rooms: 3
Property Type: Flat

Agent Comments

Indicative Selling Price
$650,000
Median Unit Price
December quarter 2025: $535,000

Comparable Properties



3/29 The Avenue WINDSOR 3181 (REI/VG)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: Unit

Agent Comments



16/14a Chapel St ST KILDA 3182 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 02/09/2025
Property Type: Apartment

Agent Comments



211/27-31 Herbert St ST KILDA 3182 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE

propertydata .com.au

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