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: 8/193 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price: $575,000

Median sale price

Median price: $545,000 Property Type: Unit Suburb: St Kilda

Period - From: 01/01/2026 to: 31/03/2026 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	3/193 Fitzroy St ST KILDA 3182	$640,000	09/04/2026
2	111A/33 Inkerman St ST KILDA 3182	$575,000	11/12/2025
3	11/193 Fitzroy St ST KILDA 3182	$570,000	14/04/2026

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: 30/05/2026 12:55

8/193 Fitzroy Street, St Kilda Vic 3182



2 1 0

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000
Median Unit Price
March quarter 2026: $545,000

Secure your place in one of St Kilda's most iconic Art Deco buildings and experience the lifestyle buyers dream about. Perfectly positioned at the prestigious "Paris End" of Fitzroy Street within the landmark "Lynbrae" building (circa 1925), this captivating and spacious 82sqm home places cafés, acclaimed restaurants, bars, city-bound trams, Albert Park and the beach all quite literally at your doorstep.

Comparable Properties



3/193 Fitzroy St ST KILDA 3182 (REI/VG)

2 1 -

Price: $640,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

Agent Comments



111A/33 Inkerman St ST KILDA 3182 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 11/12/2025
Property Type: Apartment

Agent Comments



11/193 Fitzroy St ST KILDA 3182 (REI/VG)

2 1 -

Price: $570,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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