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	10/52 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$507,500	Property type	Unit	Suburb	St Kilda
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

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 6 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
17/52 FITZROY STREET ST KILDA VIC 3182	$425,500	14-Apr-26
204/129 FITZROY STREET ST KILDA VIC 3182	$425,000	27-May-26
312A/33 INKERMAN STREET ST KILDA VIC 3182	$435,000	09-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 03 September 2026

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17/52 FITZROY STREET ST KILDA VIC 3182

1 1 2

Sold Price **$425,500** Sold Date **14-Apr-26**

Distance **0km**



204/129 FITZROY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$425,000** Sold Date **27-May-26**

Distance **0.12km**



312A/33 INKERMAN STREET ST KILDA VIC 3182

1 1 1

Sold Price RS **$435,000** Sold Date **09-Jul-26**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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