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	5/44 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price $455,000

Median sale price

Median price $519,250 Property Type Unit Suburb St Kilda

Period - From 28/04/2024 to 27/04/2025 Source Property Data

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	3/162 Chapel St ST KILDA 3182	$435,000	14/04/2025
2	9/44 Fitzroy St ST KILDA 3182	$435,000	11/04/2025
3	14/102 Park St ST KILDA WEST 3182	$465,000	28/02/2025

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: 28/04/2025 15:51

5/44 Fitzroy Street, St Kilda Vic 3182

Nelson Alexander



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$455,000
Median Unit Price
28/04/2024 - 27/04/2025: $519,250

Comparable Properties



3/162 Chapel St ST KILDA 3182 (REI)

1 1 1

Price: $435,000
Method: Private Sale
Date: 14/04/2025
Property Type: Apartment

Agent Comments



9/44 Fitzroy St ST KILDA 3182 (REI)

1 1 -

Price: $435,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment

Agent Comments



14/102 Park St ST KILDA WEST 3182 (REI/VG)

1 1 1

Price: $465,000
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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