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	205/181 Fitzroy Street, St Kilda VIC 3182

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,352,500 Property Type Other Suburb St Kilda

Period - From 29/07/2024 to 27/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
201/60 Wellington Street St Kilda VIC 3182	$733,000	09/12/2024
903/82 Queens Road Melbourne VIC 3004	$740,000	23/10/2024
302/24 Pakington Street St Kilda VIC 3182	$722,000	20/12/2024

This Statement of Information was prepared on: 29/01/2025