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	320/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between $410,000 & $440,000

Median sale price

Median price $520,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2024 to 31/03/2025 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	21/69 Wellington St ST KILDA 3182	$451,250	10/04/2025
2	612/610 St Kilda Rd MELBOURNE 3004	$415,000	18/03/2025
3	403/129 Fitzroy St ST KILDA 3182	$390,000	24/01/2025

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: 24/04/2025 13:01

320/163 Fitzroy Street, St Kilda Vic 3182

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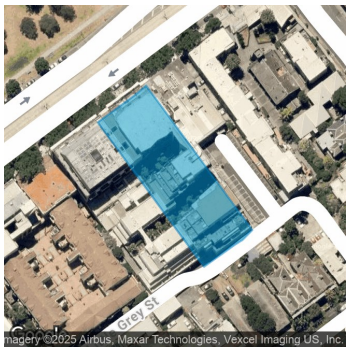

1 1 1

Property Type: Strata Unit/Flat
Land Size: 58 sqm approx

Agent Comments

Indicative Selling Price
$410,000 - $440,000
Median Unit Price
Year ending March 2025: $520,000

Comparable Properties



21/69 Wellington St ST KILDA 3182 (REI)

1 1 1

Price: $451,250
Method: Private Sale
Date: 10/04/2025
Property Type: Unit

Agent Comments



612/610 St Kilda Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment

Agent Comments



403/129 Fitzroy St ST KILDA 3182 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment

Agent Comments

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