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	15/149 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $511,500 Property Type Unit Suburb St Kilda

Period - From 01/07/2024 to 30/06/2025 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	1/83 Park St ST KILDA WEST 3182	$983,000	02/06/2025
2	5/310 Beaconsfield Pde MIDDLE PARK 3206	$950,000	24/05/2025
3	4/21a Dickens St ELWOOD 3184	$942,000	15/03/2025

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: 20/08/2025 11:16

15/149 Fitzroy Street, St Kilda Vic 3182

JellisCraig

Sam Hobbs
386445500
0404 164 444
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
Year ending June 2025: $511,500

Comparable Properties



1/83 Park St ST KILDA WEST 3182 (REI)

2 1 1

Price: $983,000
Method: Private Sale
Date: 02/06/2025
Property Type: Apartment

Agent Comments



5/310 Beaconsfield Pde MIDDLE PARK 3206 (REI)

2 1 1

Price: $950,000
Method: Private Sale
Date: 24/05/2025
Property Type: Apartment

Agent Comments



4/21a Dickens St ELWOOD 3184 (REI/VG)

2 1 1

Price: $942,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8644 5500

REIV THE DIFFERENCE

propertydata.com.au

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