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	308/181 Fitzroy Street, St Kilda VIC 3182

Indicative selling price

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

Single price	$600,000

Median sale price

Median price	$493,000	Property Type	Unit	Suburb	St Kilda
Period - From	21/04/2025	to	20/10/2025	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
214/181 Fitzroy Street St Kilda VIC 3182	$590,000	15/08/2025
803/605 St Kilda Road Melbourne VIC 3004	$600,000	12/05/2025
45/167 Fitzroy Street St Kilda VIC 3182	$572,500	23/09/2025

This Statement of Information was prepared on: 21/10/2025