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	79/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between $860,000 & $920,000

Median sale price

Median price $535,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2022 to 31/03/2023 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	2/22b The Esplanade ST KILDA 3182	$920,000	16/03/2023
2	3/307 Barkly St ELWOOD 3184	$920,000	24/01/2023
3	1/10a Mitford St ST KILDA 3182	$878,000	13/02/2023

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: 02/05/2023 08:34

79/151 Fitzroy Street, St Kilda Vic 3182



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$860,000 - $920,000
Median Unit Price
Year ending March 2023: $535,000

Comparable Properties

2/22b The Esplanade ST KILDA 3182 (REI)

2 1 -

Agent Comments

Price: $920,000
Method: Sold Before Auction
Date: 16/03/2023
Property Type: Unit



3/307 Barkly St ELWOOD 3184 (REI/VG)

2 1 1

Agent Comments

Price: $920,000
Method: Sold Before Auction
Date: 24/01/2023
Property Type: Unit



1/10a Mitford St ST KILDA 3182 (REI)

2 1 1

Agent Comments

Price: $878,000
Method: Private Sale
Date: 13/02/2023
Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336

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