

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

10/52 FITZROY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2025

to

31 Aug 2026

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 6 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

17/52 FITZROY STREET ST KILDA VIC 3182	\$425,500	14-Apr-26
204/129 FITZROY STREET ST KILDA VIC 3182	\$425,000	27-May-26
312A/33 INKERMAN STREET ST KILDA VIC 3182	\$435,000	09-Jul-26

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 6 months.~~

This Statement of Information was prepared on: 03 September 2026

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**17/52 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

\$425,500

Sold Date

14-Apr-26



1



1



2

Distance

0km



**204/129 FITZROY STREET ST
KILDA VIC 3182**

Sold Price

\$425,000

Sold Date

27-May-26



1



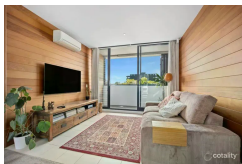
1



1

Distance

0.12km



**312A/33 INKERMANN STREET ST
KILDA VIC 3182**

Sold Price

^{RS}**\$435,000**

Sold Date

09-Jul-26



1



1



1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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