

# 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

104/127-129 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 31/03/2024 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	1/225 Beaconsfield Pde MIDDLE PARK 3206	\$1,320,000	03/02/2024
2	2/38 Tennyson St ELWOOD 3184	\$1,210,000	16/03/2024
3	23/8-10 The Esplanade ST KILDA 3182	\$1,200,000	04/04/2024

**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:

25/06/2024 15:02

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median Unit Price**

Year ending March 2024: \$530,000



**Property Type:** Office

Agent Comments

## Comparable Properties



**1/225 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$1,320,000

**Method:** Sold After Auction

**Date:** 03/02/2024

**Property Type:** Unit



**2/38 Tennyson St ELWOOD 3184 (REI)**

Agent Comments



**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Apartment



**23/8-10 The Esplanade ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** Unit