

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

219/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$300,000 & \$330,000

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	1324/572 St Kilda Rd MELBOURNE 3004	\$305,000	19/03/2024
2	208/163 Fitzroy St ST KILDA 3182	\$302,500	08/02/2024
3	3/20 Blenheim St BALACLAVA 3183	\$302,000	06/03/2024

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: 16/04/2024 12:56



1 bed 0 bath 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending March 2024: \$530,000

Comparable Properties



1324/572 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$305,000

Method: Private Sale

Date: 19/03/2024

Property Type: Apartment



208/163 Fitzroy St ST KILDA 3182 (VG) Agent Comments

1 bed 0 bath 0 car

Price: \$302,500

Method: Sale

Date: 08/02/2024

Property Type: Subdivided Flat - Single OYO Flat



3/20 Blenheim St BALACLAVA 3183 (REI) Agent Comments

1 bed 1 bath 0 car

Price: \$302,000

Method: Private Sale

Date: 06/03/2024

Property Type: Apartment

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