

## 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

302/157 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

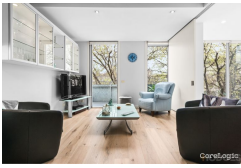
Date of sale

14/52 FITZROY STREET ST KILDA VIC 3182	\$660,000	17-Nov-23
21/76-80 GREY STREET ST KILDA VIC 3182	\$615,000	18-Jan-24
2/88 WELLINGTON STREET ST KILDA VIC 3182	\$598,000	13-Dec-23

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: 05 February 2024



**14/52 FITZROY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price **\$660,000** Sold Date **17-Nov-23**

Distance **0.28km**



**21/76-80 GREY STREET ST KILDA  
VIC 3182**

2 1 1

Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **18-Jan-24**

Distance **0.39km**



**2/88 WELLINGTON STREET ST  
KILDA VIC 3182**

2 1 1

Sold Price <sup>RS</sup> **\$598,000** Sold Date **13-Dec-23**

Distance **0.85km**

RS = Recent sale      UN = Undisclosed Sale

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