Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	4/44 Fitzroy Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Single price \$500,000

Median sale price

Median price	\$505,000	Pro	perty Type Ur	it		Suburb	St Kilda
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/2 Emilton Av ST KILDA 3182	\$505,000	05/03/2025
2	7/8 The Avenue WINDSOR 3181	\$515,000	03/03/2025
3	3/16-17 Marine Pde ST KILDA 3182	\$500,000	28/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/05/2025 18:51







Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$500,000 **Median Unit Price** March quarter 2025: \$505,000

Comparable Properties



1/2 Emilton Av ST KILDA 3182 (REI/VG)

Price: \$505,000 Method: Private Sale Date: 05/03/2025

Property Type: Apartment

Agent Comments



7/8 The Avenue WINDSOR 3181 (VG)



Agent Comments

Price: \$515,000 Method: Sale Date: 03/03/2025

Property Type: Flat/Unit/Apartment (Res)

3/16-17 Marine Pde ST KILDA 3182 (REI)



Price: \$500,000 Method: Private Sale Date: 28/11/2024

Property Type: Apartment

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388





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