

# 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 509/163 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)

Price Range \$320,000 & \$340,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb St Kilda (3182)

Period - From 01/04/2023 to 31/03/2024 Source Pricefinder

### Comparable property sales

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
306/157 FITZROY STREET, ST KILDA VIC 3182	\$350,000	19/12/2023
16/14 crimea st st kilda vic 3182	\$343,000	07/03/2024
204/3-5 ST KILDA ROAD, ST KILDA VIC 3182	\$335,000	26/02/2024

This Statement of Information was prepared on: 02/05/2024