

# 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 605/163 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)

Range between \$855,000 & \$925,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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 | G03/2 Albert St ST KILDA 3182          | \$831,000 | 04/12/2023   |
| 2 | 801/601-605 St Kilda Rd MELBOURNE 3004 | \$835,000 | 17/10/2023   |
| 3 | 10/25 Octavia St ST KILDA 3182         | \$906,000 | 18/11/2023   |

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: 28/03/2024 14:07

605/163 Fitzroy Street, St Kilda Vic 3182



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$855,000 - \$925,000  
**Median Unit Price**  
December quarter 2023: \$600,000

## Comparable Properties

**G03/2 Albert St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$831,000  
**Method:**  
**Date:** 04/12/2023  
**Property Type:** Apartment

**801/601-605 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$835,000  
**Method:**  
**Date:** 17/10/2023  
**Property Type:** Apartment



**10/25 Octavia St ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$906,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Apartment

**Account - McGrath South Yarra**



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