

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 807/181 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$522,250 Property Type Unit Suburb St Kilda

Period - From 05/04/2023 to 04/04/2024 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	406/163 Inkerman St ST KILDA 3182	\$481,000	15/02/2024
2	211/135 Inkerman St ST KILDA 3182	\$475,000	14/12/2023
3	612/163 Fitzroy St ST KILDA 3182	\$463,500	12/01/2024

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: 05/04/2024 10:39

807/181 Fitzroy Street, St Kilda Vic 3182



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

05/04/2023 - 04/04/2024: \$522,250

Comparable Properties



406/163 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$481,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment



211/135 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$475,000

Method: Private Sale

Date: 14/12/2023

Property Type: Apartment



612/163 Fitzroy St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$463,500

Method: Private Sale

Date: 12/01/2024

Property Type: Apartment

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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