

## 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 215/163 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 \$595,000

#### Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda  
Period - From 01/01/2025 to 31/12/2025 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 1110/3-5 St Kilda Rd ST KILDA 3182	\$590,000	25/01/2026
2 503/181 Fitzroy St ST KILDA 3182	\$595,000	26/11/2025
3 214/181 Fitzroy St ST KILDA 3182	\$590,000	15/08/2025

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:

02/02/2026 17:32



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$595,000

**Median Unit Price**

Year ending December 2025: \$515,000

## Comparable Properties



**1110/3-5 St Kilda Rd ST KILDA 3182 (REI)**



2



1



1

Agent Comments

**Price:** \$590,000

**Method:** Private Sale

**Date:** 25/01/2026

**Property Type:** Apartment

**503/181 Fitzroy St ST KILDA 3182 (VG)**

Agent Comments



2



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**Price:** \$595,000

**Method:** Sale

**Date:** 26/11/2025

**Property Type:** Subdivided Flat - Single OYO Flat

**214/181 Fitzroy St ST KILDA 3182 (REI/VG)**

Agent Comments



2



1



1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 15/08/2025

**Property Type:** Apartment

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