

# 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	209/129 Fitzroy Street, St Kilda Vic 3182
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

#### 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	12/22 Charnwood Cr ST KILDA 3182	\$375,000	18/10/2025
2	6/4 Dickens St ELWOOD 3184	\$362,000	16/10/2025
3			

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:

14/01/2026 13:13

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**Indicative Selling Price**

\$375,000

**Median Unit Price**

Year ending December 2025: \$515,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**12/22 Charnwood Cr ST KILDA 3182 (REI/VG)**

Agent Comments



**Price:** \$375,000

**Method:** Auction Sale

**Date:** 18/10/2025

**Property Type:** Apartment



**6/4 Dickens St ELWOOD 3184 (REI/VG)**

Agent Comments



**Price:** \$362,000

**Method:** Private Sale

**Date:** 16/10/2025

**Property Type:** Apartment

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.

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