

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

Indicative selling price

For the meaning of this price see 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:

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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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336