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	30/44 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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$512,500	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	11/08/2024	to	10/08/2025	So	urce	Property	/ Data

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	4/15 Ormond Esp ELWOOD 3184	\$1,080,000	16/05/2025
2	202/334 Toorak Rd SOUTH YARRA 3141	\$1,250,000	25/04/2025
3	13/21 Park La SOUTH YARRA 3141	\$1,055,000	03/04/2025

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:	11/08/2025 13:11









Rooms: 4

Property Type: Apartment Land Size: 990.939 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median Unit Price** 11/08/2024 - 10/08/2025: \$512,500

Comparable Properties



4/15 Ormond Esp ELWOOD 3184 (REI)

Price: \$1,080,000 Method: Private Sale Date: 16/05/2025

Property Type: Unit

Agent Comments



202/334 Toorak Rd SOUTH YARRA 3141 (REI)

2





Price: \$1,250,000 Method: Private Sale Date: 25/04/2025

Property Type: Apartment

Agent Comments



13/21 Park La SOUTH YARRA 3141 (REI/VG)



Price: \$1,055,000

Date: 03/04/2025 Property Type: Apartment

Method: Auction Sale

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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