

# 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

30/44 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$512,500

Property Type

Unit

Suburb

St Kilda

Period - From

11/08/2024

to

10/08/2025

Source

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



 2   
  1   
  0

**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)**

Agent Comments

 2   
  1   
  1

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 16/05/2025

**Property Type:** Unit



**202/334 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 25/04/2025

**Property Type:** Apartment



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

Agent Comments

 2   
  2   
  1

**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 03/04/2025

**Property Type:** Apartment

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