

# 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

7B/171 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$523,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2024 to 31/12/2024 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	1306/582 St Kilda Rd MELBOURNE 3004	\$1,420,000	19/12/2024
2	506a/14-16 Esplanade ST KILDA 3182	\$1,318,000	07/11/2024
3	605/5 Alma Rd ST KILDA 3182	\$1,337,000	26/09/2024

**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:

29/01/2025 10:51



Rooms: 7

Property Type: Unit

Agent Comments

## Comparable Properties



1306/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,420,000

Method: Private Sale

Date: 19/12/2024

Property Type: Apartment



506a/14-16 Esplanade ST KILDA 3182 (REI)

Agent Comments



Price: \$1,318,000

Method: Private Sale

Date: 07/11/2024

Property Type: Apartment



605/5 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,337,000

Method: Private Sale

Date: 26/09/2024

Property Type: Unit

Account - Jellis Craig | P: 03 8644 5500