

# 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 6a/167 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 \$600,000 & \$620,000

### Median sale price

Median price \$521,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2025 to 31/03/2026 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	506/k6 High St WINDSOR 3181	\$621,500	24/04/2026
2	34/632 St Kilda Rd MELBOURNE 3004	\$615,000	23/04/2026
3	90/632 St Kilda Rd MELBOURNE 3004	\$600,000	07/04/2026

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: 20/05/2026 14:24



 2   
  1   
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$620,000

**Median Unit Price**

Year ending March 2026: \$521,000

## Comparable Properties



**506/k6 High St WINDSOR 3181 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$621,500

**Method:** Private Sale

**Date:** 24/04/2026

**Property Type:** Apartment



**34/632 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 23/04/2026

**Property Type:** Apartment



**90/632 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 07/04/2026

**Property Type:** Apartment

**Account - Jellis Craig | Chisholm & Gamon Elwood | P: 03 9531 1245**



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