

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

49/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$930,000

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	6/86 Dickens St ELWOOD 3184	\$895,000	06/02/2026
2	15/149 Fitzroy St ST KILDA 3182	\$912,500	08/09/2025
3	12/17 Mitford St ST KILDA 3182	\$890,000	18/08/2025

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:

10/02/2026 14:36



1

Property Type: Strata Flat - Single
 OYO Flat
 Agent Comments

Indicative Selling Price
 \$870,000 - \$930,000
Median Unit Price
 Year ending December 2025: \$515,000

Comparable Properties



6/86 Dickens St ELWOOD 3184 (REI)

Agent Comments

2
 1
 -

Price: \$895,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment



15/149 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$912,500
Method: Private Sale
Date: 08/09/2025
Property Type: Apartment



12/17 Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$890,000
Method: Private Sale
Date: 18/08/2025
Property Type: Apartment

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