

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

12/31 FULTON STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

6/24 FULTON STREET ST KILDA EAST VIC 3183	\$601,000	05-Oct-25
6/39 HOTHAM STREET ST KILDA EAST VIC 3183	\$591,000	21-Jul-25
8/8 WESTBURY STREET ST KILDA EAST VIC 3183	\$620,000	04-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 16 January 2026



**6/24 FULTON STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$601,000

Sold Date

05-Oct-25

Distance

0.08km



**6/39 HOTHAM STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$591,000

Sold Date

21-Jul-25

Distance

0.25km



**8/8 WESTBURY STREET ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

\$620,000

Sold Date

04-Oct-25

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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