

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

14/14-16 FITZROY STREET ST KILDA VIC 3182

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

\$360,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2025

to

31 Jan 2026

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

4/14-16 FITZROY STREET ST KILDA VIC 3182	\$400,000	12-Feb-26
35/10 ACLAND STREET ST KILDA VIC 3182	\$398,000	03-Oct-25
1003/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$360,000	06-Jan-26

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: 23 February 2026



4/14-16 FITZROY STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$400,000** Sold Date **12-Feb-26**

1 1 1

Distance **0km**



35/10 ACLAND STREET ST KILDA VIC 3182 Sold Price **\$398,000** Sold Date **03-Oct-25**

1 1 1

Distance **0.19km**



1003/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price ^{RS} **\$360,000** Sold Date **06-Jan-26**

1 1 1

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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