

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

14/12 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2024

to 30/09/2025

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	7/64 Fitzroy St ST KILDA 3182	\$427,777	12/08/2025
2	320/163 Fitzroy St ST KILDA 3182	\$410,000	30/05/2025
3	205/157 Fitzroy St ST KILDA 3182	\$428,000	28/05/2025

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:

06/10/2025 10:10



Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2025: \$505,000

Comparable Properties



7/64 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$427,777

Method: Private Sale

Date: 12/08/2025

Property Type: Apartment



320/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 30/05/2025

Property Type: Apartment



205/157 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$428,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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