

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

4/14-16 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Kilda

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

5/109 WELLINGTON STREET ST KILDA VIC 3182

425000

17-Sep-25

101/2A HENRY STREET WINDSOR VIC 3181

400000

28-Jul-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: 13 January 2026

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**5/109 WELLINGTON STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price

425000

Sold Date

17-Sep-25

Distance

1.43km



**101/2A HENRY STREET WINDSOR
VIC 3181**

 1  1  1

Sold Price

400000

Sold Date

28-Jul-25

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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