

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

9/167 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2025

to

31 Jul 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

12/115 CHAPEL STREET ST KILDA VIC 3182	\$760,000	11-Jul-26
101/55 WELLINGTON STREET ST KILDA VIC 3182	\$755,000	02-Jul-26
305/63 ACLAND STREET ST KILDA VIC 3182	\$800,000	09-Jun-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: 19 August 2026

McGrath Brighton

M 0433896337

E shannonkelly@mcgrath.com.au



**12/115 CHAPEL STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$760,000**

Sold Date

11-Jul-26

2 2 -

Distance

0km

**101/55 WELLINGTON STREET ST
KILDA VIC 3182**

Sold Price

\$755,000

Sold Date

02-Jul-26

2 2 -

Distance

0.56km

**305/63 ACLAND STREET ST KILDA
VIC 3182**

Sold Price

^{RS} **\$800,000**

Sold Date

09-Jun-26

2 2 2

Distance

0.9km**RS** = Recent sale**UN** = Undisclosed Sale

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