

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

17/52 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2024

to

31 Oct 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

14/151 FITZROY STREET ST KILDA VIC 3182	\$460,000	05-Jun-25
10/14 DEAKIN STREET ST KILDA WEST VIC 3182	\$460,000	09-Aug-25
13/343-346 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$445,000	25-Sep-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: 11 November 2025

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**14/151 FITZROY STREET ST KILDA
VIC 3182**

Sold Price

RS

\$460,000

Sold Date

05-Jun-25

1



1



1

Distance

0.25km**10/14 DEAKIN STREET ST KILDA
WEST VIC 3182**

Sold Price

\$460,000

Sold Date

09-Aug-25

1



1



1

Distance

0.37km**13/343-346 BEACONSFIELD
PARADE ST KILDA WEST VIC 3182**

Sold Price

RS

\$445,000

Sold Date

25-Sep-25

1



1



1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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