

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

18/32 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2024

to

31 Aug 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

2/22-24 EILDON ROAD ST KILDA VIC 3182	\$425,000	12-May-25
1/10 ACLAND STREET ST KILDA VIC 3182	\$400,000	04-Jun-25
5/349 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$420,000	05-May-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: 04 September 2025

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**2/22-24 EILDON ROAD ST KILDA
VIC 3182**

1 1 1

Sold Price

\$425,000

Sold Date

12-May-25

Distance

0.31km



**1/10 ACLAND STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$400,000

Sold Date

04-Jun-25

Distance

0.26km



**5/349 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

1 1 -

Sold Price

\$420,000

Sold Date

05-May-25

Distance

0.35km



**10/86 PARK STREET ST KILDA
WEST VIC 3182**

1 1 1

Sold Price

\$422,500

Sold Date

25-Mar-25

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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