

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

213/163 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

417/163 FITZROY STREET ST KILDA VIC 3182	\$372,000	09-Dec-24
603/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$370,000	09-Oct-24
2005/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$375,000	18-Oct-24

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: 29 March 2025

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417/163 FITZROY STREET ST KILDA VIC 3182 Sold Price **\$372,000** Sold Date **09-Dec-24**

1 1 1

Distance **0km**



603/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$370,000** Sold Date **09-Oct-24**

1 1 1

Distance **0.28km**



2005/3-5 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$375,000** Sold Date **18-Oct-24**

1 1 1

Distance **0.28km**

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

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