

# 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

21/149 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$528,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 03/03/2025 to 02/03/2026 Source Property Data

### 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 six 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
1	27/149 Fitzroy St ST KILDA 3182	\$525,000	22/01/2026
2	17/58 The Avenue WINDSOR 3181	\$480,000	05/01/2026
3	7/37 Eildon Rd ST KILDA 3182	\$488,000	04/12/2025

**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 six months.~~

This Statement of Information was prepared on: 03/03/2026 15:57



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median Unit Price**  
03/03/2025 - 02/03/2026: \$515,000

## Comparable Properties



**27/149 Fitzroy St ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 22/01/2026  
**Property Type:** Apartment



**17/58 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 05/01/2026  
**Property Type:** Apartment



**7/37 Eildon Rd ST KILDA 3182 (REI)**

Agent Comments



**Price:** \$488,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372