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	5/96 Charles Street, Fitzroy Vic 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $480,000 & $520,000

Median sale price

Median price $750,000 Property Type Unit Suburb Fitzroy

Period - From 29/01/2024 to 28/01/2025 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	11/63 William St ABBOTSFORD 3067	$476,000	20/12/2024
2	513/338 Gore St FITZROY 3065	$520,000	03/12/2024
3	110/239 Napier St FITZROY 3065	$562,500	28/11/2024

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: 29/01/2025 10:34

5/96 Charles Street, Fitzroy Vic 3065

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1 1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
29/01/2024 - 28/01/2025: $750,000

Comparable Properties



11/63 William St ABBOTSFORD 3067 (REI/VG)

1 1 1

Price: $476,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment

Agent Comments



513/338 Gore St FITZROY 3065 (REI/VG)

1 1 1

Price: $520,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment

Agent Comments



110/239 Napier St FITZROY 3065 (REI)

1 1 1

Price: $562,500
Method: Sold Before Auction
Date: 28/11/2024
Property Type: Unit

Agent Comments

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