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	51/34-50 King William Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $824,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2025 to 30/06/2025 Source REIV

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	9/179 George St EAST MELBOURNE 3002	$780,000	09/07/2025
2	7/116 Drummond St CARLTON 3053	$768,000	25/04/2025
3	26/116-140 Drummond St CARLTON 3053	$770,000	21/03/2025

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: 16/07/2025 09:59

51/34-50 King William Street, Fitzroy Vic 3065

Arthur Psarras
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
June quarter 2025: $824,000

Comparable Properties



9/179 George St EAST MELBOURNE 3002 (REI)

2 2 1

Price: $780,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments



7/116 Drummond St CARLTON 3053 (REI/VG)

2 1 1

Price: $768,000
Method: Private Sale
Date: 25/04/2025
Property Type: Apartment

Agent Comments



26/116-140 Drummond St CARLTON 3053 (REI)

2 1 1

Price: $770,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment

Agent Comments

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