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	4/2-32 King William Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $800,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2024 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	51/40 King William St FITZROY 3065	$895,000	26/07/2025
2	29 Laura Pl FITZROY NORTH 3068	$967,000	09/07/2025
3	12/15 South Tce CLIFTON HILL 3068	$835,000	27/06/2025

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: 09/09/2025 17:30

4/2-32 King William Street, Fitzroy Vic 3065

David Sanguinedo
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending June 2025: $800,000

Comparable Properties



51/40 King William St FITZROY 3065 (REI)

2 1 1

Price: $895,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Apartment

Agent Comments



29 Laura Pl FITZROY NORTH 3068 (REI)

2 1 1

Price: $967,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments



12/15 South Tce CLIFTON HILL 3068 (REI)

2 1 1

Price: $835,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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