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<br>Including suburb and postcode | 101 ST DAVID STREET FITZROY VIC 3065 |

## 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 | $3,100,000 | & | $3,400,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,630,000 | Property type | House | Suburb | Fitzroy |
| Period-from | 01 Jul 2025 | to | 30 Jun 2026 | Source | Cotality |

## 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 |
|---|---|---|
| 127 GREY STREET EAST MELBOURNE VIC 3002 | $3,200,000 | 07-Oct-25 |
| 51 GIPPS STREET EAST MELBOURNE VIC 3002 | $3,400,000 | 18-Mar-26 |
| 15 ALFRED CRESCENT FITZROY NORTH VIC 3068 | $3,150,000 | 26-Mar-26 |

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: 31 July 2026

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**127 GREY STREET EAST MELBOURNE VIC 3002**

4 2 3

Sold Price **$3,200,000** Sold Date **07-Oct-25**

Distance **1.26km**



**51 GIPPS STREET EAST MELBOURNE VIC 3002**

4 2 2

Sold Price **$3,400,000** Sold Date **18-Mar-26**

Distance **1.49km**



**15 ALFRED CRESCENT FITZROY NORTH VIC 3068**

3 2 1

Sold Price **$3,150,000** Sold Date **26-Mar-26**

Distance **1.71km**

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

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