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	21/183 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $770,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2026 to 31/03/2026 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	23/115 Oxford St COLLINGWOOD 3066	$1,200,000	16/06/2026
2	7 Brunswick Pl FITZROY 3065	$1,080,000	20/03/2026
3	601/80 Stanley St COLLINGWOOD 3066	$1,150,000	14/03/2026

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: 30/06/2026 13:21

21/183 Kerr Street, Fitzroy Vic 3065

JellisCraig

Charles Atkins
03 8415 6100
0405 287 112
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Unit Price
March quarter 2026: $770,000

Comparable Properties



23/115 Oxford St COLLINGWOOD 3066 (REI)

2 1 1

Price: $1,200,000
Method: Auction Sale
Date: 16/06/2026
Property Type: Apartment

Agent Comments



7 Brunswick Pl FITZROY 3065 (REI/VG)

2 1 1

Price: $1,080,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: Townhouse (Res)
Land Size: 62 sqm approx

Agent Comments



601/80 Stanley St COLLINGWOOD 3066 (REI/VG)

2 2 2

Price: $1,150,000
Method: Private Sale
Date: 14/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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