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	3/93 Westgarth Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $867,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2025 to 31/12/2025 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 Dight St COLLINGWOOD 3066	$1,360,000	21/03/2026
2	12/6 Reid St FITZROY NORTH 3068	$1,220,000	13/01/2026
3	17 Macrobertsons Cl FITZROY 3065	$1,215,000	09/12/2025

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: 08/04/2026 09:30

3/93 Westgarth Street, Fitzroy Vic 3065

David Sanguinedo
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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
December quarter 2025: $867,000

Comparable Properties



9 Dight St COLLINGWOOD 3066 (REI)

3 2 1

Price: $1,360,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Agent Comments



12/6 Reid St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,220,000
Method: Private Sale
Date: 13/01/2026
Property Type: Townhouse (Res)

Agent Comments



17 Macrobertsons Cl FITZROY 3065 (REI/VG)

3 2 1

Price: $1,215,000
Method: Private Sale
Date: 09/12/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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