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	13/165 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,500,000 & $1,650,000

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	166/33 La Trobe St MELBOURNE 3000	$1,575,000	20/02/2026
2	1009/68 Cambridge St COLLINGWOOD 3066	$1,600,000	20/01/2026
3	701/9 Little Oxford St COLLINGWOOD 3066	$1,660,000	17/01/2026

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: 01/04/2026 22:52

13/165 Rose Street, Fitzroy Vic 3065

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



3 2 1

Rooms: 4
Property Type: Residential Warehouse (Res)
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Unit Price
December quarter 2025: $867,000

Comparable Properties



166/33 La Trobe St MELBOURNE 3000 (REI)

3 2 2

Price: $1,575,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: Apartment

Agent Comments



1009/68 Cambridge St COLLINGWOOD 3066 (REI)

3 2 2

Price: $1,600,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment

Agent Comments



701/9 Little Oxford St COLLINGWOOD 3066 (REI/VG)

3 2 2

Price: $1,660,000
Method: Private Sale
Date: 17/01/2026
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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