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	209/58 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Single price $509,500

Median sale price

Median price $650,000 Property Type Unit Suburb Fitzroy North

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.

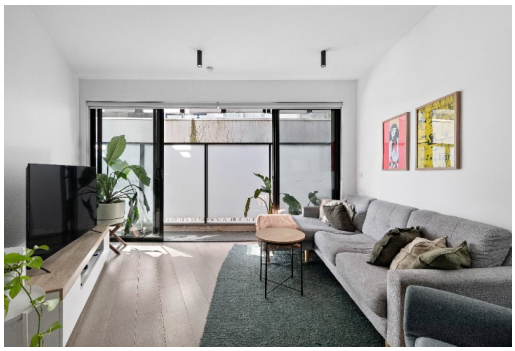
	Address of comparable property	Price	Date of sale
1	318/1 Brunswick Rd BRUNSWICK EAST 3057	$510,000	29/08/2025
2	110/245 Queens Pde FITZROY NORTH 3068	$513,000	16/04/2025
3	608/1 Brunswick Rd BRUNSWICK EAST 3057	$500,000	01/04/2025

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: 23/09/2025 11:26

209/58 Queens Parade, Fitzroy North Vic 3068



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$509,500
Median Unit Price
Year ending June 2025: $650,000

Comparable Properties



318/1 Brunswick Rd BRUNSWICK EAST 3057 (REI)

2 1 1

Price: $510,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment

Agent Comments



110/245 Queens Pde FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $513,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment

Agent Comments



608/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $500,000
Method: Private Sale
Date: 01/04/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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