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	309 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,402,500 Property Type House 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	10 Fergie St FITZROY NORTH 3068	$2,197,000	21/02/2026
2	9 Turnbull St CLIFTON HILL 3068	$2,150,000	22/12/2025
3	18 Carlton St CARLTON 3053	$2,250,000	04/12/2025

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: 26/02/2026 13:09

309 George Street, Fitzroy Vic 3065

JellisCraig

David Ashby
03 8415 6100
0404 342 410
davidashby@jelliscraig.com.au



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 250 approx. sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2025: $1,402,500

Comparable Properties



10 Fergie St FITZROY NORTH 3068 (REI)

3 2 1

Price: $2,197,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments



9 Turnbull St CLIFTON HILL 3068 (REI)

3 2 1

Price: $2,150,000
Method: Private Sale
Date: 22/12/2025
Property Type: House

Agent Comments



18 Carlton St CARLTON 3053 (REI)

3 2 -

Price: $2,250,000
Method: Private Sale
Date: 04/12/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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