

# 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

718/338 Gore Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$860,000

### Median sale price

Median price \$822,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2025 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	602/25 Johnston St COLLINGWOOD 3066	\$840,000	06/03/2026
2	703/338 Gore St FITZROY 3065	\$819,000	21/01/2026
3	203/14 Trenerry Cr ABBOTSFORD 3067	\$855,000	23/12/2025

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: 16/04/2026 15:58



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$790,000 - \$860,000

**Median Unit Price**

Year ending March 2026: \$822,000

## Comparable Properties



**602/25 Johnston St COLLINGWOOD 3066 (REI)**

Agent Comments

2 2 1

**Price:** \$840,000

**Method:** Private Sale

**Date:** 06/03/2026

**Property Type:** Apartment



**703/338 Gore St FITZROY 3065 (REI)**

Agent Comments

2 1 1

**Price:** \$819,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** Apartment



**203/14 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133