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	501/363 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,690,000 & $1,750,000

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	701/9 Little Oxford St COLLINGWOOD 3066	$1,660,000	17/01/2026
2	103/85 Rathdowne St CARLTON 3053	$1,785,000	03/12/2025
3	602/182 Wellington Pde EAST MELBOURNE 3002	$1,850,000	22/10/2025

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: 11/02/2026 12:47

501/363 George Street, Fitzroy Vic 3065

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 2 1

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,690,000 - $1,750,000
Median Unit Price
December quarter 2025: $867,000

Comparable Properties



701/9 Little Oxford St COLLINGWOOD 3066 (REI)

3 2 2

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

Agent Comments

Extra bedroom, similar floor space, in a larger density apartment complex.



103/85 Rathdowne St CARLTON 3053 (REI)

2 2 2

Price: $1,785,000
Method: Private Sale
Date: 03/12/2025
Property Type: Apartment

Agent Comments

Less floor space, in a large density block with an extra car space.



602/182 Wellington Pde EAST MELBOURNE 3002 (REI/VG)

2 2 1

Price: $1,850,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

Agent Comments

Smaller floor space, in a much larger density apartment complex.

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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