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	4 Little Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $650,000 & $710,000

Median sale price

Median price $770,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2026 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	12/129 Grey St EAST MELBOURNE 3002	$650,000	02/06/2026
2	205/9 Smith St FITZROY 3065	$650,000	13/02/2026
3	2/4 Hoddle St ABBOTSFORD 3067	$660,000	27/01/2026

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: 22/06/2026 18:07

4 Little Smith Street, Fitzroy Vic 3065

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $710,000
Median Unit Price
March quarter 2026: $770,000

Comparable Properties



12/129 Grey St EAST MELBOURNE 3002 (REI)

1 1 -

Price: $650,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments



205/9 Smith St FITZROY 3065 (REI/VG)

1 1 1

Price: $650,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment

Agent Comments

2/4 Hoddle St ABBOTSFORD 3067 (VG)

1 - -

Price: $660,000
Method: Sale
Date: 27/01/2026
Property Type: Office (Com)
Land Size: 1122 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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