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	241 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $2,344,000 Property Type House 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	284 Drummond St CARLTON 3053	$1,230,000	29/04/2026
2	22 Westgarth St FITZROY 3065	$1,242,500	18/04/2026
3	281 Fitzroy St FITZROY 3065	$1,275,000	16/12/2025

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: 26/05/2026 11:38

241 George Street, Fitzroy Vic 3065

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2 1 0

Property Type: House
Land Size: 107 approx sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2026: $2,344,000

Comparable Properties



284 Drummond St CARLTON 3053 (REI)

2 1 -

Price: $1,230,000
Method: Private Sale
Date: 29/04/2026
Property Type: House

Agent Comments



22 Westgarth St FITZROY 3065 (REI)

2 1 1

Price: $1,242,500
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



281 Fitzroy St FITZROY 3065 (REI/VG)

2 1 -

Price: $1,275,000
Method: Private Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 157 sqm approx

Agent Comments

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