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	401/341 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,850,000 & $1,950,000

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	3/37 Groom St CLIFTON HILL 3068	$1,850,000	21/03/2026
2	3/115 Hotham St EAST MELBOURNE 3002	$1,851,000	06/12/2025
3			

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: 20/05/2026 13:22

401/341 George Street, Fitzroy Vic 3065

JellisCraig

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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median Unit Price
March quarter 2026: $770,000

Comparable Properties



3/37 Groom St CLIFTON HILL 3068 (REI)

3 2 2

Price: $1,850,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Land Size: 218 sqm approx

Agent Comments



3/115 Hotham St EAST MELBOURNE 3002 (REI/VG)

3 2 2

Price: $1,851,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)

Agent Comments

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.

REIV THE DIFFERENCE

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