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	102/181 Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $680,000 & $720,000

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	209/250 Gore St FITZROY 3065	$745,000	20/03/2026
2	503/338 Gore St FITZROY 3065	$790,000	05/03/2026
3	102/231 Napier St FITZROY 3065	$750,000	20/02/2026

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: 30/06/2026 10:51

102/181 Smith Street, Fitzroy Vic 3065

JellisCraig

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



2 1.5

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
March quarter 2026: $770,000

Agent Comments

Intermedium Development - 26 apartments Super high ceiling heights Largest floor space Has no off-street parking

Comparable Properties



209/250 Gore St FITZROY 3065 (REI/VG)

2 1 1

Price: $745,000
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment

Agent Comments

Larger Development - 85 apartments Standard ceiling heights Less floor space Has off-street parking



503/338 Gore St FITZROY 3065 (REI/VG)

2 1 1

Price: $790,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment

Agent Comments

Larger Development - 175 apartments Standard ceiling heights Less floor space Has off-street parking



102/231 Napier St FITZROY 3065 (REI/VG)

2 1 -

Price: $750,000
Method: Private Sale
Date: 20/02/2026
Property Type: Apartment

Agent Comments

Smaller Development - 16 apartments Intermedium ceiling heights Intermedium floor space Has no off-street parking

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.