Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	102/245 Queens Parade, Fitzroy North VIC 3068

Indicative selling price

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

Single price	X	or range between	$500,000	&	$540,000

Median sale price

Median price	$650,000	Property type	Apartment	Suburb	Fitzroy North
Period - from	01/07/24	to	30/06/25	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	Sale Date	Bed	Bath	Car
1. 14/94 Union Street	$590,000	26/07/25	2	1	1
2. 102/66 St Georges Road	$540,000	28/06/25	2	1	1
3. 209/58 Queens Parade	$509,500	17/10/25	2	1	1

This Statement of Information was prepared on: 23/10/25

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 104/245 Queens Parade	$485,000	26/01/25	2	1	1
5. 407/58 Queens Parade	$583,500	24/01/25	2	1	1
6. 702/245 Queens Parade	$620,000	31/07/24	2	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes – Car Stacker	N/A	$600-$625pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,057.84	$737.06	$3,900.18	$5,695.08

Size	Year Built	# In Complex/Block	Facilities
	2019	83	Rooftop BBQ terrace

Owners Corporation	Chattels
Tideways P: 03 9534 4614	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Patch Apartments	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.