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	103/353 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $690,000

Median sale price

Median price $725,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2026 to 30/06/2026 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	714/338 Gore St FITZROY 3065	$725,000	03/05/2026
2	54/1 St David St FITZROY 3065	$650,000	08/04/2026
3	209/250 Gore St FITZROY 3065	$745,000	20/03/2026

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: 20/08/2026 14:54

103/353 Napier Street, Fitzroy Vic 3065

JellisCraig

Angus Greene
03 8415 6100
0403 749 828
angusgreene@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000
Median Unit Price
June quarter 2026: $725,000

Comparable Properties



714/338 Gore St FITZROY 3065 (REI)

2 1 1

Price: $725,000
Method: Private Sale
Date: 03/05/2026
Property Type: Apartment

Agent Comments



54/1 St David St FITZROY 3065 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment

Agent Comments



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

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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