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	4/175 Fitzroy Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $758,500 Property Type Unit Suburb Fitzroy

Period - From 01/10/2023 to 30/09/2024 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	42/60 Flinders St MELBOURNE 3000	$1,165,000	09/10/2024
2	19/2 Wellington Cr EAST MELBOURNE 3002	$1,100,000	07/08/2024
3	6/7-11 Cecil St FITZROY 3065	$1,040,000	20/07/2024

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: 27/11/2024 13:37

4/175 Fitzroy Street, Fitzroy Vic 3065



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,150,000
Median Unit Price
Year ending September 2024: $758,500

Comparable Properties



42/60 Flinders St MELBOURNE 3000 (REI)

2 2 1

Price: $1,165,000
Method: Private Sale
Date: 09/10/2024
Rooms: 5
Property Type: Apartment

Agent Comments

19/2 Wellington Cr EAST MELBOURNE 3002 (VG)

2 - -

Price: $1,100,000
Method: Sale
Date: 07/08/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



6/7-11 Cecil St FITZROY 3065 (REI)

2 1 1

Price: $1,040,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

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