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: 6/31 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between: $750,000 & $790,000

Median sale price

Median price: $868,500 Property Type: Unit Suburb: Fitzroy

Period - From: 01/10/2024 to: 31/12/2024 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	16/52 Leicester St CARLTON 3053	$740,000	12/12/2024
2	4/35 Powlett St EAST MELBOURNE 3002	$760,000	26/10/2024
3	70/50 King William St FITZROY 3065	$740,000	23/10/2024

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: 14/03/2025 11:56

6/31 George Street, Fitzroy Vic 3065

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3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median Unit Price
December quarter 2024: $868,500

Comparable Properties



16/52 Leicester St CARLTON 3053 (REI/VG)

2 1 1

Price: $740,000
Method: Private Sale
Date: 12/12/2024
Property Type: Apartment

Agent Comments



4/35 Powlett St EAST MELBOURNE 3002 (REI/VG)

2 1 1

Price: $760,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Apartment

Agent Comments



70/50 King William St FITZROY 3065 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 23/10/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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