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	101/75 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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	9/249 Rathdowne St CARLTON 3053	$1,400,000	27/11/2024
2	12/322 Albert St EAST MELBOURNE 3002	$1,410,000	18/11/2024
3	95/1 Queensberry St CARLTON 3053	$1,675,000	12/11/2024

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: 05/02/2025 10:24

101/75 Argyle Street, Fitzroy Vic 3065

Charles Atkins
03 8415 6100
0405 287 112
charlesatkins@jelliscraig.com.au



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median Unit Price
December quarter 2024: $868,500

Comparable Properties



9/249 Rathdowne St CARLTON 3053 (REI/VG)

2 2 1

Price: $1,400,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment

Agent Comments



12/322 Albert St EAST MELBOURNE 3002 (REI/VG)

2 2 1

Price: $1,410,000
Method: Private Sale
Date: 18/11/2024
Property Type: Apartment

Agent Comments



95/1 Queensberry St CARLTON 3053 (REI/VG)

2 2 1

Price: $1,675,000
Method: Private Sale
Date: 12/11/2024
Property Type: Unit

Agent Comments

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