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	10/8 Bennett Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $455,000

Median sale price

Median price $605,000 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2025 to 31/03/2025 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	303/81 Argyle St FITZROY 3065	$460,000	21/02/2025
2	305/392 St Georges Rd FITZROY NORTH 3068	$470,000	04/02/2025
3	25/174 Lee St CARLTON NORTH 3054	$451,500	30/01/2025

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: 05/04/2025 17:32

10/8 Bennett Street, Fitzroy North Vic 3068

Simon Shrimpton
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1 1 1

Rooms: 2
Property Type: Apartment
Land Size: Strata sqm approx

Indicative Selling Price
$455,000
Median Unit Price
March quarter 2025: $605,000

Agent Comments

A fabulous sense of space, a fresh modern edge and an unbeatable Fitzroy North location define the outstanding appeal of this beautifully updated 1 bedroom apartment.

Comparable Properties



303/81 Argyle St FITZROY 3065 (REI)

1 1 1

Price: $460,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment

Agent Comments



305/392 St Georges Rd FITZROY NORTH 3068 (REI)

1 1 1

Price: $470,000
Method: Private Sale
Date: 04/02/2025
Property Type: Apartment

Agent Comments



25/174 Lee St CARLTON NORTH 3054 (REI)

1 1 -

Price: $451,500
Method: Private Sale
Date: 30/01/2025
Property Type: Apartment

Agent Comments

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