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	8/19 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $640,000 & $680,000

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	2802/27 Little Collins St MELBOURNE 3000	$680,000	13/02/2025
2	405/75 Argyle St FITZROY 3065	$710,000	09/11/2024
3	4/109 Oxford St COLLINGWOOD 3066	$622,000	05/10/2024

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: 11/03/2025 16:33

8/19 Victoria Street, Fitzroy Vic 3065

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1 1 1

Rooms: 3
Property Type: Unit/Flat
Land Size: Strata sqm approx

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
December quarter 2024: $868,500

Agent Comments

Super sized one bedroom plus study area, split level warehouse apartment with generous living/kitchen area, outdoor terrace/winter garden, plus additional storage and off street parking.

Comparable Properties



2802/27 Little Collins St MELBOURNE 3000 (REI)

1 1 1

Price: $680,000
Method: Private Sale
Date: 13/02/2025
Property Type: Apartment

Agent Comments



405/75 Argyle St FITZROY 3065 (REI/VG)

1 1 1

Price: $710,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit

Agent Comments



4/109 Oxford St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $622,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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