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	304/300 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $600,000 & $650,000

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	108/48 Rose St FITZROY 3065	$685,000	15/03/2025
2	129/158 Smith St COLLINGWOOD 3066	$650,000	13/02/2025
3	3/55 York St FITZROY NORTH 3068	$650,000	04/12/2024

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: 19/03/2025 12:51

304/300 Young Street, Fitzroy Vic 3065

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median Unit Price
December quarter 2024: $868,500

Comparable Properties



108/48 Rose St FITZROY 3065 (REI)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Apartment

Agent Comments



129/158 Smith St COLLINGWOOD 3066 (VG)

2 - -

Price: $650,000
Method: Sale
Date: 13/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments



3/55 York St FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $650,000
Method: Private Sale
Date: 04/12/2024
Property Type: Apartment

Agent Comments

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