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: 29 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $1,450,000 Property Type House Suburb Fitzroy

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	48 Young St FITZROY 3065	$1,925,000	19/03/2025
2	80 Queens Pde FITZROY NORTH 3068	$1,950,000	12/03/2025
3			

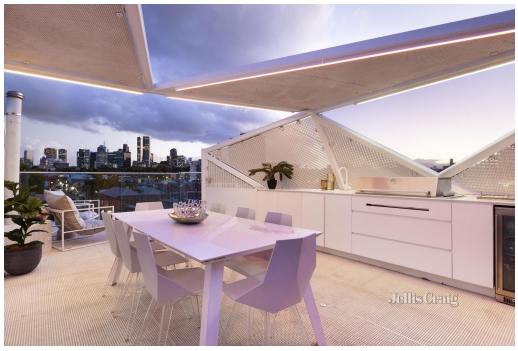
OR

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: 10/04/2025 10:36

29 Rose Street, Fitzroy Vic 3065

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simonshrimpton@jelliscraig.com.au



3 2 2

Rooms: 4
Property Type: Townhouse

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
March quarter 2025: $1,450,000

Agent Comments

Sky Pavilion from the innovative Studio Edwards sits atop of this outstanding city-edge residence creating an architectural statement of light and volume with spectacular city views. NOTE: NO BODY CORPORATE

Comparable Properties



48 Young St FITZROY 3065 (REI)

3 2 2

Price: $1,925,000
Method: Private Sale
Date: 19/03/2025
Property Type: Townhouse (Single)

Agent Comments



80 Queens Pde FITZROY NORTH 3068 (REI)

3 3 2

Price: $1,950,000
Method: Sold Before Auction
Date: 12/03/2025
Property Type: House (Res)

Agent Comments

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.

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