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	3/31 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $860,000 Property Type Unit 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	702/68 La Trobe St MELBOURNE 3000	$692,000	16/05/2025
2	3/121 Rathdowne St CARLTON 3053	$681,000	10/05/2025
3	2/174 Easey St COLLINGWOOD 3066	$728,000	09/05/2025

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: 19/05/2025 11:19

3/31 George Street, Fitzroy Vic 3065

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2 1 1

Rooms: 4
Property Type: Apartment
Land Size: Strata sqm approx

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
March quarter 2025: $860,000

Agent Comments

Single level 2 bedroom apartment (approximately 70 square metres internally) offering separate living and dining with delightful outdoor terrace (27 square metres, approximately) with off street parking close to East Melbourne, MCG & CBD.

Comparable Properties



702/68 La Trobe St MELBOURNE 3000 (REI)

2 2 1

Price: $692,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment

Agent Comments



3/121 Rathdowne St CARLTON 3053 (REI)

2 1 1

Price: $681,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Apartment

Agent Comments



2/174 Easey St COLLINGWOOD 3066 (REI)

2 1 1

Price: $728,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Apartment

Agent Comments

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