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	11/31-31a George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $480,000 & $525,000

Median sale price

Median price $824,000 Property Type Unit Suburb Fitzroy

Period - From 01/04/2025 to 30/06/2025 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	3/21 Hotham St EAST MELBOURNE 3002	$515,000	09/07/2025
2	6/108 Elgin St CARLTON 3053	$530,000	01/03/2025
3	5/96 Charles St FITZROY 3065	$496,000	13/02/2025

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: 11/08/2025 12:06

11/31-31a George Street, Fitzroy Vic 3065

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $525,000
Median Unit Price
June quarter 2025: $824,000

Comparable Properties



3/21 Hotham St EAST MELBOURNE 3002 (REI/VG)

1 1 -

Price: $515,000
Method: Private Sale
Date: 09/07/2025
Property Type: Apartment

Agent Comments



6/108 Elgin St CARLTON 3053 (REI/VG)

1 1 1

Price: $530,000
Method: Private Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments



5/96 Charles St FITZROY 3065 (REI/VG)

1 1 1

Price: $496,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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