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	306 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,790,000 Property Type House 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	301/341 George St FITZROY 3065	$2,420,000	09/08/2025
2	215 Argyle St FITZROY 3065	$2,100,000	21/06/2025
3	197 George St FITZROY 3065	$2,200,000	21/06/2025

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: 29/08/2025 13:13

306 Young Street, Fitzroy Vic 3065

JellisCraig

Michael Amarant
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0411 144 569
michaelamarant@jelliscraig.com.au



2 2 2

Rooms: 5
Property Type: Townhouse / House
Land Size: Strata - non active sqm approx

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2025: $1,790,000

Agent Comments

Unique contemporary residence offering 2 bedrooms + study/living/3rd bedroom, dual living zones, dual outdoor areas and off street parking (garaging for 2 cars - plus mezzanine storage.

Comparable Properties



301/341 George St FITZROY 3065 (REI)

3 2 2

Price: $2,420,000
Method: Private Sale
Date: 09/08/2025
Property Type: Apartment

Agent Comments



215 Argyle St FITZROY 3065 (REI)

3 2 1

Price: $2,100,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments



197 George St FITZROY 3065 (REI)

3 2 1

Price: $2,200,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

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