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	6/88 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,170,000

Median sale price

Median price $1,725,000 Property Type House Suburb Fitzroy

Period - From 01/07/2025 to 30/09/2025 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	129 Rose St FITZROY 3065	$1,175,000	20/09/2025
2	4/1 Bedford St COLLINGWOOD 3066	$1,250,000	21/05/2025
3	182 Queens Pde FITZROY NORTH 3068	$1,125,000	03/05/2025

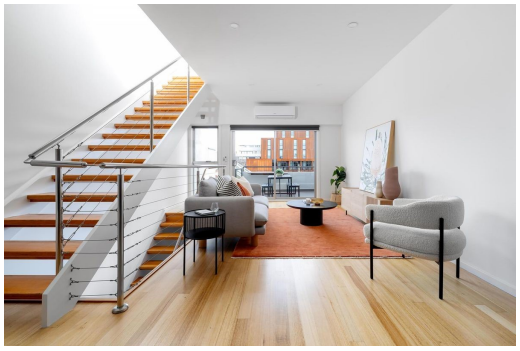
OR

~~**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: 06/10/2025 09:24

6/88 Rose Street, Fitzroy Vic 3065

Nelson Alexander



2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,170,000
Median House Price
September quarter 2025: $1,725,000

Comparable Properties



129 Rose St FITZROY 3065 (REI)

2 1 1

Price: $1,175,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



4/1 Bedford St COLLINGWOOD 3066 (REI/VG)

2 2 1

Price: $1,250,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: Townhouse (Res)

Agent Comments



182 Queens Pde FITZROY NORTH 3068 (REI/VG)

2 2 1

Price: $1,125,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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