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	330b Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,185,000 & $1,300,000

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	6/2 Groom St CLIFTON HILL 3068	$1,372,500	23/09/2025
2	328a Young St FITZROY 3065	$1,360,000	20/09/2025
3	3/34 Groom St CLIFTON HILL 3068	$1,300,000	19/09/2025

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: 20/10/2025 10:49

330b Young Street, Fitzroy Vic 3065

Nelson Alexander



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,185,000 - $1,300,000
Median House Price
September quarter 2025: $1,725,000

Comparable Properties



6/2 Groom St CLIFTON HILL 3068 (REI)

3 2 2

Price: $1,372,500
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Single)

Agent Comments



328a Young St FITZROY 3065 (REI)

3 1 1

Price: $1,360,000
Method: Private Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



3/34 Groom St CLIFTON HILL 3068 (REI)

3 2 2

Price: $1,300,000
Method: Sold Before Auction
Date: 19/09/2025
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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