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: 304/392 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $719,000 Property Type Unit Suburb Fitzroy North

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	208/392 St Georges Rd FITZROY NORTH 3068	$502,500	29/09/2025
2	403/392 St Georges Rd FITZROY NORTH 3068	$496,000	29/07/2025
3	104/392 St Georges Rd FITZROY NORTH 3068	$475,000	28/04/2025

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: 16/10/2025 13:58

304/392 St Georges Road, Fitzroy North Vic 3068

Nelson Alexander



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
September quarter 2025: $719,000

Comparable Properties



208/392 St Georges Rd FITZROY NORTH 3068 (REI)

1 1 1

Price: $502,500
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

Agent Comments



403/392 St Georges Rd FITZROY NORTH 3068 (REI)

1 1 1

Price: $496,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment

Agent Comments



104/392 St Georges Rd FITZROY NORTH 3068 (REI/VG)

1 1 1

Price: $475,000
Method: Private Sale
Date: 28/04/2025
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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