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 Laura Place, Fitzroy North Vic 3068

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $607,750 Property Type Unit Suburb Fitzroy North

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	29 Laura Pl FITZROY NORTH 3068	$967,000	09/07/2025
2	2/322 St Georges Rd FITZROY NORTH 3068	$890,000	03/05/2025
3	3/88 Queens Pde FITZROY NORTH 3068	$950,000	14/04/2025

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: 16/09/2025 13:11

6 Laura Place, Fitzroy North Vic 3068

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median Unit Price
June quarter 2025: $607,750

Comparable Properties



29 Laura Pl FITZROY NORTH 3068 (REI)

2 1 1

Price: $967,000
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)

Agent Comments



2/322 St Georges Rd FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $890,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Single)

Agent Comments



3/88 Queens Pde FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $950,000
Method: Private Sale
Date: 14/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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