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<br>Including suburb and postcode | 318 Gore Street, Fitzroy Vic 3065 |

## Indicative selling price

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

Single price: $3,300,000

## 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 | | |
| 2 | | |
| 3 | | |

**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: 10/09/2025 17:51

318 Gore Street, Fitzroy Vic 3065

JellisCraig

Arthur Psarras
03 8415 6100
0404 094 035
arthurpsarras@jelliscraig.com.au



4 1 1

**Property Type:** House (Res)
**Land Size:** 479 sqm approx

Agent Comments

**Indicative Selling Price**
$3,300,000
**Median House Price**
June quarter 2025: $1,790,000

# Comparable Properties

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.



REIV THE DIFFERENCE

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