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

105/6 Rochester Street, Fitzroy Vic 3065

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing			
Range betweer	\$750,000		&		\$800,000				
Median sale p	rice								
Median price	\$860,000	Pro	operty Type	Unit			Suburb	Fitzroy	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale	
1	3/31-31a George St FITZROY 3065	\$765,000	11/06/2025	
2	30/7-29 Little Palmerston St CARLTON 3053	\$785,000	08/06/2025	
3	206/68 Cambridge St COLLINGWOOD 3066	\$780,000	01/05/2025	

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:

01/07/2025 15:24



105/6 Rochester Street, Fitzroy Vic 3065



JOHNSTON STREET

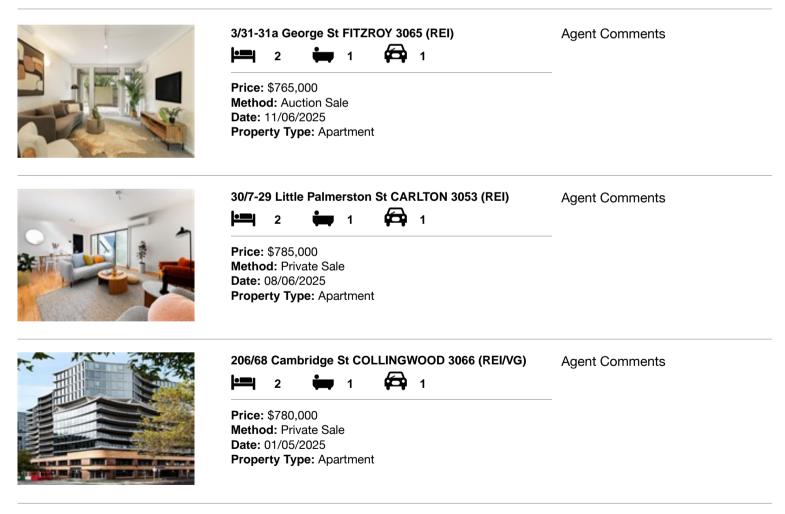


Property Type: Apartment Agent Comments

Thao Trinh 03 8415 6100 0451 952 206 thaotrinh@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price March quarter 2025: \$860,000

Comparable Properties



Account - Jellis Craig | P: 03 8415 6100



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