

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

709/245 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2024 to 31/03/2025 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	108/1 Turner St ABBOTSFORD 3067	\$595,000	03/06/2025
2	116/392 St Georges Rd FITZROY NORTH 3068	\$589,000	07/05/2025
3	403/1 Brunswick Rd BRUNSWICK EAST 3057	\$540,000	21/01/2025

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:

07/07/2025 11:18



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

Year ending March 2025: \$710,000

Comparable Properties



108/1 Turner St ABBOTSFORD 3067 (REI)

Agent Comments

2
 2
 1

Price: \$595,000

Method: Private Sale

Date: 03/06/2025

Property Type: Apartment



116/392 St Georges Rd FITZROY NORTH 3068 (REI)

Agent Comments

2
 2
 1

Price: \$589,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment



403/1 Brunswick Rd BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2
 2
 1

Price: \$540,000

Method: Private Sale

Date: 21/01/2025

Property Type: Apartment

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