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 betweer	\$530,000		&		\$580,000					
Median sale p	rice									
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Fitzroy North		
Period - From	01/04/2024	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.

Ad	dress 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.

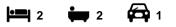
This Statement of Information was prepared on:

07/07/2025 11:18





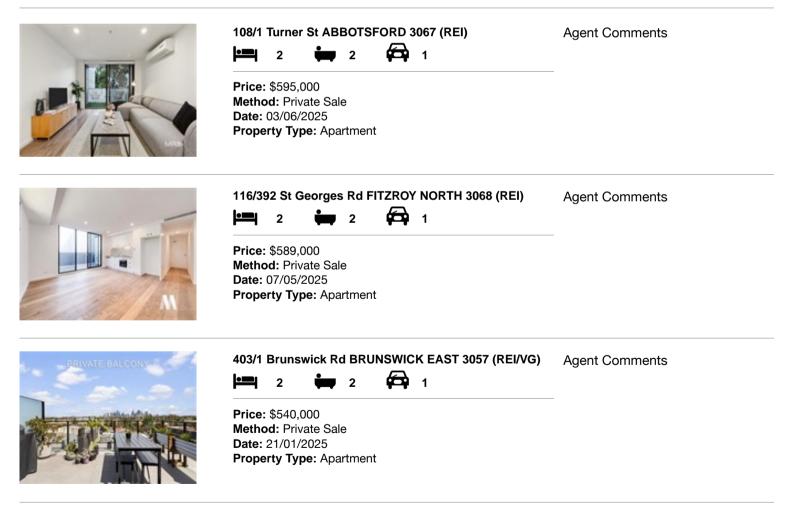




Property Type: Apartment Agent Comments

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending March 2025: \$710,000

Comparable Properties



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



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