

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

404/223 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2025

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	202/283 Spring St MELBOURNE 3000	\$2,301,000	31/03/2025
2	201/341 George St FITZROY 3065	\$2,750,000	13/12/2024
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:

26/05/2025 15:01

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



3 2 2

Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit
[Agent Comments](#)

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median Unit Price
March quarter 2025: \$860,000

Comparable Properties



202/283 Spring St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,301,000
Method: Private Sale
Date: 31/03/2025
Property Type: Unit



201/341 George St FITZROY 3065 (REI/VG)

[Agent Comments](#)

3 3 2

Price: \$2,750,000
Method: Private Sale
Date: 13/12/2024
Property Type: Apartment

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. 404/223 Napier Street, Fitzroy is a penthouse style apartment that has 3 bedrooms, 2 bathrooms and 2 car spaces. The property has high end finishes throughout. There have only been two comparable sales in the last 6 months, which have been included.