Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	404/223 Napier Street, Fitzroy Vic 3065
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$860,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale

WHITEFOX

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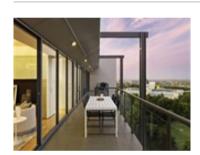




Property Type: Subdivided Unit/Villa/Townhouse - Single OYO

Agent Comments

Comparable Properties



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

3

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3 2

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



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

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Agent Comments

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

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.

Account - Whitefox Real Estate | P: 96459699



