## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$800,000
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#### Median sale price

Median price	\$824,000	Pro	perty Type Ur	nit		Suburb	Fitzroy
Period - From	01/04/2025	to	30/06/2025	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	509/25 Johnston St COLLINGWOOD 3066	\$805,000	17/04/2025
2	405/160 Argyle St FITZROY 3065	\$760,000	22/03/2025
3	205/176 Argyle St FITZROY 3065	\$780,000	18/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/07/2025 09:57



# **JellisCraig**

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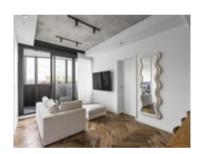
**Indicative Selling Price** \$750,000 - \$800,000 **Median Unit Price** June quarter 2025: \$824,000





**Agent Comments** 

## Comparable Properties



509/25 Johnston St COLLINGWOOD 3066 (REI/VG)

2

**Agent Comments** 

Price: \$805,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment



405/160 Argyle St FITZROY 3065 (REI/VG)

2

Agent Comments

Price: \$760,000 Method: Private Sale Date: 22/03/2025

Property Type: Apartment



205/176 Argyle St FITZROY 3065 (REI/VG)

Price: \$780,000 Method: Private Sale Date: 18/02/2025

Rooms: 5

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 8415 6100





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