

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

213/338 GORE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

501/185 ROSE STREET FITZROY VIC 3065	\$526,500	26-May-25
304/470 SMITH STREET COLLINGWOOD VIC 3066	\$520,000	11-Jun-25
11 HODGSON STREET FITZROY VIC 3065	\$507,000	19-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 26 June 2025



YORKSHIRE
PROPERTY

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**501/185 ROSE STREET FITZROY
VIC 3065**

1 1 1

Sold Price

\$526,500

Sold Date **26-May-25**

Distance

0.26km



**304/470 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date **11-Jun-25**

Distance

0.48km



**11 HODGSON STREET FITZROY VIC
3065**

1 1 1

Sold Price

\$507,000

Sold Date **19-Mar-25**

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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