

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

11 HODGSON 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,600

Property type

Unit

Suburb

Fitzroy

Period-from

01 Feb 2024

to

31 Jan 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

513/338 GORE STREET FITZROY VIC 3065	\$520,000	03-Dec-24
3/5 ST DAVID STREET FITZROY VIC 3065	\$538,500	20-Nov-24
107/185 ROSE STREET FITZROY VIC 3065	\$530,000	12-Sep-24

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: 19 February 2025



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513/338 GORE STREET FITZROY
VIC 3065

1 1 1

Sold Price **\$520,000** Sold Date **03-Dec-24**

Distance **0.36km**



3/5 ST DAVID STREET FITZROY
VIC 3065

1 1 1

Sold Price **\$538,500** Sold Date **20-Nov-24**

Distance **0.4km**



107/185 ROSE STREET FITZROY
VIC 3065

1 1 1

Sold Price **\$530,000** Sold Date **12-Sep-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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