

# 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

405/160 Argyle Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

### Median sale price

Median price \$868,500

Property Type Unit

Suburb Fitzroy

Period - From 01/10/2024

to 31/12/2024

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	501/28 Stanley St COLLINGWOOD 3066	\$710,000	06/03/2025
2	404/75 Wellington St COLLINGWOOD 3066	\$735,000	20/12/2024
3	102R/88 Trenerry Cr ABBOTSFORD 3067	\$723,000	20/11/2024

**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:

20/03/2025 16:30

405/160 Argyle Street, Fitzroy Vic 3065

**Jellis  
Craig**

Arthur Psarras

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

December quarter 2024: \$868,500



 2  2  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**501/28 Stanley St COLLINGWOOD 3066 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 06/03/2025

**Property Type:** Apartment



**404/75 Wellington St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 20/12/2024

**Property Type:** Apartment



**102R/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$723,000

**Method:** Private Sale

**Date:** 20/11/2024

**Property Type:** Apartment

**Account - Jellis Craig** | P: 03 8415 6100



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