

## 1/88 Rose Street, Fitzroy Vic 3065



**3 Bed 1 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 June quarter 2024: \$1,762,500

## Comparable Properties



### 4/88 Queens Parade, Fitzroy North 3068 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Similarly sized 3 level townhouse in comparable condition.



### 443 Fitzroy Street, Fitzroy 3065 (REI/VG)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Similar size and layout with only 1 bathroom and no roof terrace.



### 120 Rose Street, Fitzroy 3065 (REI)

**2 Bed 2 Bath 2 Car**  
**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Smaller townhouse with 2 car garage.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/88 Rose 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 \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$1,762,500 House x Suburb Fitzroy

Period - From 01/04/2024 to 30/06/2024 Source REIV

#### Comparable property sales

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
4/88 Queens Parade, FITZROY NORTH 3068	\$1,250,000	06/07/2024
443 Fitzroy Street, FITZROY 3065	\$1,200,000	18/04/2024
120 Rose Street, FITZROY 3065	\$1,090,000	20/04/2024

This Statement of Information was prepared on:

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