

## 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

106/250 GORE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

111/96 CHARLES STREET FITZROY VIC 3065	\$740,000	06-Sep-25
104/28 STANLEY STREET COLLINGWOOD VIC 3066	\$687,000	25-Jul-25
15/31 GEORGE STREET FITZROY VIC 3065	\$730,000	30-Aug-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: 01 October 2025



YORKSHIRE  
PROPERTY

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**111/96 CHARLES STREET FITZROY  
VIC 3065**

Sold Price

<sup>RS</sup> **\$740,000** Sold Date **06-Sep-25**

2 1 1

Distance **0.2km**



**104/28 STANLEY STREET  
COLLINGWOOD VIC 3066**

Sold Price

<sup>RS</sup> **\$687,000** Sold Date **25-Jul-25**

2 1 1

Distance **0.19km**



**15/31 GEORGE STREET FITZROY  
VIC 3065**

Sold Price

<sup>RS</sup> **\$730,000** Sold Date **30-Aug-25**

2 1 1

Distance **0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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