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 (*Delete single price or range as applicable)

Single Price	or range between	\$650,000	&	\$700,000
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$780,000	Prope	erty type		Unit	Suburb	Fitzroy
Period-from	01 Oct 2024	to	30 Sep 2	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
104/28 STANLEY STREET COLLINGWOOD VIC 3066	\$687,000	25-Jul-25
5/61 LITTLE OXFORD STREET COLLINGWOOD VIC 3066	\$690,000	11-Sep-25
5/17 OXFORD STREET COLLINGWOOD VIC 3066	\$685,000	09-May-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: 23 October 2025





Patrick Cov

P 03 9998 8100

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

₾ 1

□ 1

Sold Price

\$687,000** Sold Date

25-Jul-25

0.19km Distance



5/61 LITTLE OXFORD STREET **COLLINGWOOD VIC 3066**

₽ 1

Sold Price

\$690,000 Sold Date 11-Sep-25

Distance 0.32km



5/17 OXFORD STREET COLLINGWOOD VIC 3066

四 2

Sold Price

\$685,000 Sold Date 09-May-25

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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