

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

109/250 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

\$715,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Aug 2025

to

31 Jul 2026

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

304/11 WELLINGTON STREET COLLINGWOOD VIC 3066	\$740,000	01-Apr-26
714/338 GORE STREET FITZROY VIC 3065	\$725,000	03-May-26
321/158 SMITH STREET COLLINGWOOD VIC 3066	\$720,000	02-Apr-26

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: 13 August 2026



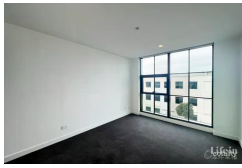
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PROPERTY

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**304/11 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$740,000** Sold Date **01-Apr-26**

Distance **0.73km**



**714/338 GORE STREET FITZROY
VIC 3065**

2 1 1

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **03-May-26**

Distance **0.37km**



**321/158 SMITH STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$720,000** Sold Date **02-Apr-26**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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