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	201/176 Argyle Street, Fitzroy Vic 3065
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000	&	\$780,000
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Median sale price

Median price	\$800,000	Pro	perty Type Ur	nit		Suburb	Fitzroy
Period - From	30/10/2024	to	29/10/2025	So	urce	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	505/176 Argyle St FITZROY 3065	\$755,000	20/08/2025
2	105/6 Rochester St FITZROY 3065	\$775,000	06/08/2025
3	107/75 Argyle St FITZROY 3065	\$765,000	25/10/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/10/2025 18:50





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> **Indicative Selling Price** \$750,000 - \$780,000 **Median Unit Price** 30/10/2024 - 29/10/2025: \$800,000





Property Type: Apartment **Agent Comments**

Comparable Properties



505/176 Argyle St FITZROY 3065 (REI)

Price: \$755,000 Method: Private Sale Date: 20/08/2025 **Property Type:** Unit

Agent Comments



105/6 Rochester St FITZROY 3065 (REI/VG)

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Agent Comments

Price: \$775,000 Method: Private Sale Date: 06/08/2025

Property Type: Apartment



107/75 Argyle St FITZROY 3065 (REI)



Price: \$765,000 Method: Auction Sale Date: 25/10/2025

Property Type: Apartment

Agent Comments

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