

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

201/176 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$755,000

Property Type Unit

Suburb Fitzroy

Period - From 01/07/2025

to 30/09/2025

Source REIV

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

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 six months.~~

This Statement of Information was prepared on:

14/11/2025 17:35



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



505/176 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$755,000

Method: Private Sale

Date: 20/08/2025

Property Type: Unit



107/75 Argyle St FITZROY 3065 (REI)

Agent Comments

1 1 1

Price: \$765,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$775,000

Method: Private Sale

Date: 06/08/2025

Property Type: Apartment