

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

202/300 YOUNG 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2024

to

31 Oct 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

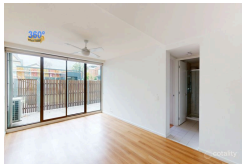
16/300 YOUNG STREET FITZROY VIC 3065	\$655,000	09-Sep-25
111/96 CHARLES STREET FITZROY VIC 3065	\$740,000	06-Sep-25
310/338 GORE STREET FITZROY VIC 3065	\$700,000	29-May-25

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: 14 November 2025

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**16/300 YOUNG STREET FITZROY
VIC 3065**

Sold Price **\$655,000** Sold Date **09-Sep-25**

2 1 1

Distance **0km**



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

Sold Price **\$740,000** Sold Date **06-Sep-25**

2 1 1

Distance **0.73km**



**310/338 GORE STREET FITZROY
VIC 3065**

Sold Price **\$700,000** Sold Date **29-May-25**

2 2 1

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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