

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

205/75 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2024 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	1301/35 Spring St MELBOURNE 3000	\$720,000	05/11/2025
2	107/75 Argyle St FITZROY 3065	\$765,000	25/10/2025
3	1008/35 Spring St MELBOURNE 3000	\$670,000	25/06/2025

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: 12/12/2025 14:48



Property Type:
Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending September 2025: \$810,000

Comparable Properties



1301/35 Spring St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 05/11/2025
Property Type: Apartment



107/75 Argyle St FITZROY 3065 (REI)

Agent Comments



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



1008/35 Spring St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 25/06/2025
Property Type: Apartment

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