

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

205/81 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$824,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2025

to 30/06/2025

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	305/81 Argyle St FITZROY 3065	\$425,000	11/07/2025
2	202/82 Canning St CARLTON 3053	\$420,000	03/05/2025
3	303/81 Argyle St FITZROY 3065	\$460,000	21/02/2025

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:

05/08/2025 14:02



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000
Median Unit Price
June quarter 2025: \$824,000

Comparable Properties



305/81 Argyle St FITZROY 3065 (REI)

Agent Comments

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Price: \$425,000
Method: Private Sale
Date: 11/07/2025
Property Type: Apartment



202/82 Canning St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 03/05/2025
Property Type: Apartment



303/81 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$460,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment