

## 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

210/48 ROSE STREET FITZROY VIC 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jan 2025

to

31 Dec 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

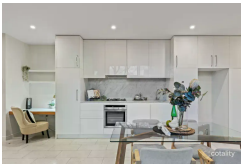
Date of sale

6/41 KERR STREET FITZROY VIC 3065	\$546,000	25-Jul-25
405/338 GORE STREET FITZROY VIC 3065	\$480,000	06-Nov-25
115/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$520,000	30-Oct-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 January 2026



**6/41 KERR STREET FITZROY VIC 3065**

1 1 1

Sold Price

**\$546,000**

Sold Date

**25-Jul-25**

Distance

**0km**



**405/338 GORE STREET FITZROY VIC 3065**

1 1 1

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**06-Nov-25**

Distance

**0.64km**



**115/2 HOTHAM STREET COLLINGWOOD VIC 3066**

1 1 1

Sold Price

**\$520,000**

Sold Date

**30-Oct-25**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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