

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

211/96 CHARLES 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Sep 2024

to

31 Aug 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

403/231 MOOR STREET FITZROY VIC 3065	\$805,000	29-Mar-25
404/250 GORE STREET FITZROY VIC 3065	\$789,900	19-Aug-25
309/48 ROSE STREET FITZROY VIC 3065	\$815,000	10-Jun-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: 23 September 2025



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**403/231 MOOR STREET FITZROY
VIC 3065**

2 1 1

Sold Price

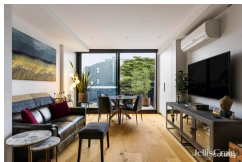
\$805,000

Sold Date

29-Mar-25

Distance

0.19km



**404/250 GORE STREET FITZROY
VIC 3065**

2 2 1

Sold Price

^{RS} **\$789,900** ^{UN}

Sold Date

19-Aug-25

Distance

0.2km



**309/48 ROSE STREET FITZROY
VIC 3065**

2 2 1

Sold Price

\$815,000

Sold Date

10-Jun-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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