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	25/26 Victo	oria Street, Fitzroy Vi	ic 3065				
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$870,000		&	\$895,000				
Median sale price							
Median price \$810,000 F		Property Type Unit		Subu	rb Fitzroy		
Period - From 01/10/2	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 6/682 Nicholson St FITZROY NORTH 3068					\$880,000	30/08/2025	

OR

2

3

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:	12/11/2025 14:23









Property Type: Apartment Land Size: 79 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$895,000 **Median Unit Price** Year ending September 2025: \$810,000

Comparable Properties



6/682 Nicholson St FITZROY NORTH 3068 (REI/VG)

Agent Comments

Price: \$880,000 Method: Auction Sale Date: 30/08/2025

Property Type: Apartment

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.

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