

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

310/338 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$685,000 & \$730,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2025 to 31/03/2025 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	115/338 Gore St FITZROY 3065	\$715,000	16/04/2025
2	102/46 Cambridge St COLLINGWOOD 3066	\$725,000	11/04/2025
3	602/60-66 Islington St COLLINGWOOD 3066	\$700,000	29/03/2025

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:

05/05/2025 11:39

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2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$685,000 - \$730,000
Median Unit Price
March quarter 2025: \$860,000

Comparable Properties



115/338 Gore St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$715,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment



102/46 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$725,000
Method: Private Sale
Date: 11/04/2025
Property Type: Apartment



602/60-66 Islington St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 29/03/2025
Property Type: Apartment