Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 404/223 Napier Street, Fitzroy Vic 3065 |
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Indicative selling price

Property offered for sale

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| Range between | \$2,300,000 | & | \$2,500,000 |
|---------------|-------------|---|-------------|
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Median sale price

| Median price | \$810,000 | Pro | perty Type | Unit | | Suburb | Fitzroy |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/10/2024 | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------|-------------|--------------|
| 1 | 301/341 George St FITZROY 3065 | \$2,420,000 | 09/08/2025 |
| 2 | | | |
| 3 | | | |

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: | 16/10/2025 16:04 |
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WHITEFOX

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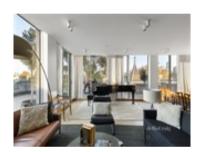




Property Type: Apartment Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 Median Unit Price Year ending September 2025: \$810,000

Comparable Properties



301/341 George St FITZROY 3065 (REI)

3



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Agent Comments

Price: \$2,420,000 **Method:** Private Sale **Date:** 09/08/2025

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. There has only been one comparable apartment sale in the last six months.

Account - Whitefox Real Estate | P: 96459699



