

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

404/223 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$810,000

Property 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 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	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

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



 3  2  2

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)

Agent Comments

 3  2  2

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.