

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

407/392 ST GEORGES ROAD FITZROY NORTH VIC 3068

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

\$470,000

&

\$496,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Fitzroy North

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

104/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$475,000	28-Apr-25
403/392 ST GEORGES ROAD FITZROY NORTH VIC 3068	\$496,000	29-Jul-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: 04 September 2025



**104/392 ST GEORGES ROAD
FITZROY NORTH VIC 3068**

 1
  1
  1

Sold Price **\$475,000** Sold Date **28-Apr-25**

Distance **0km**



**403/392 ST GEORGES ROAD
FITZROY NORTH VIC 3068**

 1
  1
  1

Sold Price ^{RS} **\$496,000** Sold Date **29-Jul-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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