

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

6/41 Kerr Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2024 to 30/06/2025 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 | 405/2 Hotham St COLLINGWOOD 3066 | \$537,000 | 01/07/2025 |
| 2 | 501/185 Rose St FITZROY 3065 | \$526,500 | 26/05/2025 |
| 3 | 6/108 Elgin St CARLTON 3053 | \$530,000 | 01/03/2025 |

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:

09/07/2025 12:05

6/41 Kerr Street, Fitzroy Vic 3065

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2025: \$800,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



405/2 Hotham St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$537,000

Method: Sold Before Auction

Date: 01/07/2025

Property Type: Apartment



501/185 Rose St FITZROY 3065 (REI/VG)

Agent Comments

1 1 1

Price: \$526,500

Method: Private Sale

Date: 26/05/2025

Property Type: Apartment



6/108 Elgin St CARLTON 3053 (REI/VG)

Agent Comments

1 1 1

Price: \$530,000

Method: Private Sale

Date: 01/03/2025

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800



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