#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	6/96 Charles Street, Fitzroy Vic 3065
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$390,000	&	\$425,000

#### Median sale price

Median price	\$810,000	Pro	perty Type	Unit		Suburb	Fitzroy
Period - From	01/10/2024	to	30/09/2025	s	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	205/81 Argyle St FITZROY 3065	\$430,000	20/08/2025
2	301/47 Peel St COLLINGWOOD 3066	\$418,000	09/08/2025
3	117/264 Drummond St CARLTON 3053	\$390,000	07/07/2025

#### 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:	20/10/2025 13:39



Date of sale







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$390,000 - \$425,000 Median Unit Price Year ending September 2025: \$810,000

## Comparable Properties



205/81 Argyle St FITZROY 3065 (REI)

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**a** .

Price: \$430,000 Method: Private Sale Date: 20/08/2025

Property Type: Apartment

**Agent Comments** 



301/47 Peel St COLLINGWOOD 3066 (REI)

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a.

Price: \$418,000 Method: Private Sale Date: 09/08/2025

Property Type: Apartment

**Agent Comments** 



117/264 Drummond St CARLTON 3053 (REI)

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Price: \$390,000 Method: Private Sale Date: 07/07/2025 Property Type: Unit **Agent Comments** 

Account - Markovic Real Estate | P: (03) 9417 4100





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