

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 Laura Place, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$607,750

Property Type Unit

Suburb Fitzroy North

Period - From 01/04/2025

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	29 Laura Pl FITZROY NORTH 3068	\$967,000	09/07/2025
2	2/322 St Georges Rd FITZROY NORTH 3068	\$890,000	03/05/2025
3	3/88 Queens Pde FITZROY NORTH 3068	\$950,000	14/04/2025

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:

16/09/2025 13:11



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



29 Laura Pl FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$967,000

Method: Private Sale

Date: 09/07/2025

Property Type: Townhouse (Single)



2/322 St Georges Rd FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$890,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Townhouse (Single)



3/88 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 14/04/2025

Property Type: Townhouse (Single)