

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

7/150 KERR STREET FITZROY VIC 3065

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

\$285,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2025

to

31 Mar 2026

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

2/40 STANLEY STREET COLLINGWOOD VIC 3066	\$320,000	20-Aug-25
2/3-25 HANOVER STREET FITZROY VIC 3065	\$305,000	09-Feb-26
113/525 RATHDOWNE STREET CARLTON VIC 3053	\$295,000	23-Dec-24

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: 30 April 2026

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2/40 STANLEY STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price **\$320,000** Sold Date **20-Aug-25**

Distance **0.67km**



2/3-25 HANOVER STREET FITZROY VIC 3065

1 1 1

Sold Price **\$305,000** Sold Date **09-Feb-26**

Distance **0.75km**



113/525 RATHDOWNE STREET CARLTON VIC 3053

1 1 -

Sold Price **\$295,000** Sold Date **23-Dec-24**

Distance **0.95km**

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

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