

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

9a/144-156 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Fitzroy

Period - From 01/07/2025

to 30/09/2025

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	143/1 Queensberry St CARLTON 3053	\$1,520,000	02/09/2025
2	3/6 Webb La EAST MELBOURNE 3002	\$1,590,000	17/06/2025
3	2/124 Rose St FITZROY 3065	\$1,432,500	07/06/2025

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:

07/10/2025 16:43



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2025: \$1,725,000

Comparable Properties



143/1 Queensberry St CARLTON 3053 (REI)

Agent Comments

2 2 1

Price: \$1,520,000

Method: Private Sale

Date: 02/09/2025

Property Type: Apartment



3/6 Webb La EAST MELBOURNE 3002 (REI)

Agent Comments

2 1 1

Price: \$1,590,000

Method: Private Sale

Date: 17/06/2025

Property Type: Townhouse (Single)



2/124 Rose St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$1,432,500

Method: Auction Sale

Date: 07/06/2025

Property Type: House (Res)