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	Prop	erty	offered	for	sale
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Address Including suburb and postcode	G13 Bundara Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$785,000 & \$815,000	Range between	\$785,000	&	\$815,000
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Median sale price

Median price	\$719,000	Pro	perty Type Ur	it		Suburb	Fitzroy North
Period - From	01/07/2025	to	30/09/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	11/392 St Georges Rd FITZROY NORTH 3068	\$787,500	26/09/2025
2	11/272 Barkly St FITZROY NORTH 3068	\$845,000	12/06/2025
3			

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:	14/10/2025 10:57



Date of sale

JellisCraig

Stefan Bontempelli 9499 7992 0413 014 844 StefanBontempelli@jelliscraig.com.au

> **Indicative Selling Price** \$785,000 - \$815,000 **Median Unit Price** September quarter 2025: \$719,000



Property Type: Townhouse Land Size: 86 sqm approx

Agent Comments

Comparable Properties



11/392 St Georges Rd FITZROY NORTH 3068 (REI)

2

Agent Comments

Price: \$787,500 Method: Private Sale Date: 26/09/2025

Property Type: Apartment



11/272 Barkly St FITZROY NORTH 3068 (REI/VG)

2

Price: \$845,000 Method: Auction Sale Date: 12/06/2025





Agent Comments

Property Type: Unit

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.

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