

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

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

Median sale price

Median price

\$719,000

Property Type

Unit

Suburb

Fitzroy North

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	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

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Indicative Selling Price

\$785,000 - \$815,000

Median Unit Price

September quarter 2025: \$719,000



2 2 1

Property Type: Townhouse

Land Size: 86 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

2 2 1

Price: \$787,500

Method: Private Sale

Date: 26/09/2025

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 12/06/2025

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996