

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

UNIT 201/245 QUEENS PARADE, FITZROY NORTH, VIC 3068

Indicative selling price

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

Single price

\$1,495,000

or range between

&

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

FITZROY NORTH

Period - From

4/09/2024

to

4/09/2025

Source

Cotality

Comparable property sales

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
58/682 NICHOLSON STREET, FITZROY NORTH, VIC 3068	\$934,000	27/08/2025
15/137 MCKEAN STREET, FITZROY NORTH, VIC 3068	\$1,350,000	07/12/2024
102/269 STEWART STREET, BRUNSWICK EAST, VIC 3057	\$1,200,000	28/08/2025

This Statement of Information was prepared on:

3/09/2025