

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

410/245 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$350,000

&

\$385,000

Median sale price

Median price \$607,750

Property Type Unit

Suburb Fitzroy North

Period - From 01/04/2025

to

30/06/2025

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	8/67 Nicholson St BRUNSWICK EAST 3057	\$370,000	30/06/2025
2	401/58 Queens Pde FITZROY NORTH 3068	\$400,000	24/06/2025
3	108/496 Brunswick St FITZROY NORTH 3068	\$400,000	13/06/2025

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:

29/08/2025 13:35



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
Median Unit Price
June quarter 2025: \$607,750

Comparable Properties



8/67 Nicholson St BRUNSWICK EAST 3057 (REI/VG) Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment



401/58 Queens Pde FITZROY NORTH 3068 (REI) Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 24/06/2025
Property Type: Apartment



108/496 Brunswick St FITZROY NORTH 3068 (REI/VG) Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment