

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

Single price

\$350,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/10/2024

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	104/4 Bik La FITZROY NORTH 3068	\$340,000	25/09/2025
2	317/4 Bik La FITZROY NORTH 3068	\$325,000	30/08/2025
3	7/332 High St NORTHCOTE 3070	\$330,000	29/07/2025

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:

06/10/2025 14:26



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
Year ending September 2025: \$655,000

Comparable Properties



104/4 Bik La FITZROY NORTH 3068 (REI)

Agent Comments

1 1 1

Price: \$340,000
Method: Private Sale
Date: 25/09/2025
Rooms: 2
Property Type: Apartment



317/4 Bik La FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$325,000
Method: Private Sale
Date: 30/08/2025
Property Type: Apartment



7/332 High St NORTHCOTE 3070 (REI/VG)

Agent Comments

1 1 -

Price: \$330,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment