

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

604/338 GORE STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

203/160 ARGYLE STREET FITZROY VIC 3065	\$500,000	21-May-26
515/338 GORE STREET FITZROY VIC 3065	\$560,000	04-Jun-26

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 6 months.

This Statement of Information was prepared on: 11 July 2026



203/160 ARGYLE STREET FITZROY VIC 3065

Sold Price

\$500,000

Sold Date

21-May-26

1

1

1

Distance

0.22km



515/338 GORE STREET FITZROY VIC 3065

Sold Price

\$560,000

Sold Date

04-Jun-26

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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