

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

106/250 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Oct 2024

to

30 Sep 2025

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

104/28 STANLEY STREET COLLINGWOOD VIC 3066	\$687,000	25-Jul-25
5/61 LITTLE OXFORD STREET COLLINGWOOD VIC 3066	\$690,000	11-Sep-25
5/17 OXFORD STREET COLLINGWOOD VIC 3066	\$685,000	09-May-25

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: 23 October 2025



YORKSHIRE
PROPERTY

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104/28 STANLEY STREET
COLLINGWOOD VIC 3066

2 1 1

Sold Price

^{RS}

\$687,000

Sold Date

25-Jul-25

Distance

0.19km



5/61 LITTLE OXFORD STREET
COLLINGWOOD VIC 3066

2 1 1

Sold Price

\$690,000

Sold Date

11-Sep-25

Distance

0.32km



5/17 OXFORD STREET
COLLINGWOOD VIC 3066

2 1 1

Sold Price

\$685,000

Sold Date

09-May-25

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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