

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

714/338 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2024

to

31 Oct 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

201/176 ARGYLE STREET FITZROY VIC 3065	\$785,000	22-Nov-25
107/75 ARGYLE STREET FITZROY VIC 3065	\$765,000	25-Oct-25
103/80 STANLEY STREET COLLINGWOOD VIC 3066	\$751,000	05-Nov-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: 27 November 2025



YORKSHIRE
PROPERTY

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**201/176 ARGYLE STREET FITZROY
VIC 3065**

Sold Price

^{RS}

\$785,000

Sold Date

22-Nov-25

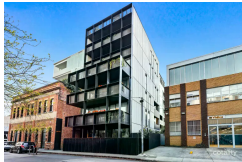
2

1

1

Distance

0.18km



**107/75 ARGYLE STREET FITZROY
VIC 3065**

Sold Price

^{RS}

\$765,000

Sold Date

25-Oct-25

1

1

1

Distance

0.53km



**103/80 STANLEY STREET
COLLINGWOOD VIC 3066**

Sold Price

^{RS}

\$751,000

Sold Date

05-Nov-25

2

1

1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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