

## 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

503/338 GORE STREET FITZROY VIC 3065

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Feb 2025

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 201/176 ARGYLE STREET FITZROY VIC 3065  | \$785,000 | 22-Nov-25 |
| 105/6 ROCHESTER STREET FITZROY VIC 3065 | \$775,000 | 06-Aug-25 |
| 107/250 GORE STREET FITZROY VIC 3065    | \$740,000 | 21-Jan-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: 19 February 2026



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201/176 ARGYLE STREET FITZROY  
VIC 3065

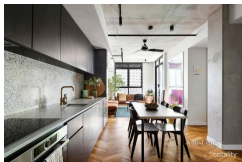
Sold Price

**\$785,000**

Sold Date **22-Nov-25**

2 1 1

Distance **0.18km**



105/6 ROCHESTER STREET  
FITZROY VIC 3065

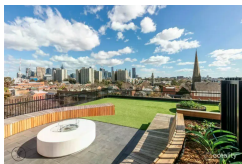
Sold Price

**\$775,000**

Sold Date **06-Aug-25**

2 1 1

Distance **0.23km**



107/250 GORE STREET FITZROY  
VIC 3065

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **21-Jan-26**

2 1 1

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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