

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

103/250 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

\$530,000

&

\$575,000

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

303/96 CHARLES STREET FITZROY VIC 3065	\$550,000	21-Oct-25
402/96 CHARLES STREET FITZROY VIC 3065	\$575,000	29-Sep-25
7/1 JAMES STREET FITZROY VIC 3065	\$540,000	01-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: 24 February 2026

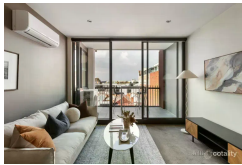


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**303/96 CHARLES STREET
FITZROY VIC 3065**

1 1 1

Sold Price **\$550,000** Sold Date **21-Oct-25**

Distance **0.2km**



**402/96 CHARLES STREET
FITZROY VIC 3065**

1 1 1

Sold Price **\$575,000** Sold Date **29-Sep-25**

Distance **0.2km**



**7/1 JAMES STREET FITZROY VIC
3065**

1 1 1

Sold Price **\$540,000** Sold Date **01-Nov-25**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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