

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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 12/40 MOOR STREET FITZROY VIC 3065 | \$540,000 | 26-Feb-26 |
| 12/38-46 MOOR STREET FITZROY VIC 3065 | \$540,000 | 26-Feb-26 |
| 25/3-25 HANOVER STREET FITZROY VIC 3065 | \$520,000 | 18-Feb-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: 09 April 2026



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PROPERTY
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12/40 MOOR STREET FITZROY VIC 3065

Sold Price

RS

\$540,000

Sold Date

26-Feb-26

1 1 1

Distance

0.62km



12/38-46 MOOR STREET FITZROY VIC 3065

Sold Price

\$540,000

Sold Date

26-Feb-26

1 1 1

Distance

0.62km



25/3-25 HANOVER STREET FITZROY VIC 3065

Sold Price

\$520,000

Sold Date

18-Feb-26

1 1 1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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