

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

411/338 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

\$725,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Sep 2025

to

31 Aug 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

507/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$730,000	26-Jun-26
404/4 BIK LANE FITZROY NORTH VIC 3068	\$725,000	02-May-26
304/11 WELLINGTON STREET COLLINGWOOD VIC 3066	\$740,000	01-Apr-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: 01 September 2026



YORKSHIRE
PROPERTY

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**507/88 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 2 2

Sold Price

\$730,000

Sold Date **26-Jun-26**

Distance **0.85km**



**404/4 BIK LANE FITZROY NORTH
VIC 3068**

2 2 1

Sold Price

\$725,000

Sold Date **02-May-26**

Distance **1.62km**



**304/11 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

\$740,000

Sold Date **01-Apr-26**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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