

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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

Unit

Suburb

Fitzroy

Period-from

01 Jul 2025

to

30 Jun 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

505/176 ARGYLE STREET FITZROY VIC 3065	\$755,000	21-Aug-25
405/160 ARGYLE STREET FITZROY VIC 3065	\$760,000	22-Mar-25
405/353 NAPIER STREET FITZROY VIC 3065	\$750,000	16-Jul-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: 06 July 2026



YORKSHIRE
PROPERTY
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505/176 ARGYLE STREET FITZROY Sold Price **\$755,000** Sold Date **21-Aug-25**
VIC 3065

2 1 1

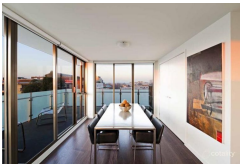
Distance **0.18km**



405/160 ARGYLE STREET FITZROY Sold Price **\$760,000** Sold Date **22-Mar-25**
VIC 3065

2 2 1

Distance **0.22km**



405/353 NAPIER STREET FITZROY Sold Price **\$750,000** Sold Date **16-Jul-25**
VIC 3065

3 2 2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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