

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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 May 2025

to

30 Apr 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

503/338 GORE STREET FITZROY VIC 3065	\$790,000	27-Feb-26
116/31 WELLINGTON STREET COLLINGWOOD VIC 3066	\$780,000	14-Jan-26
102/231 NAPIER STREET FITZROY VIC 3065	\$750,000	20-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: 27 May 2026



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PROPERTY
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**503/338 GORE STREET FITZROY
VIC 3065**

2 1 1

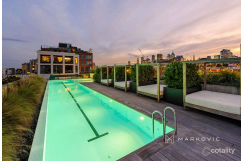
Sold Price

\$790,000

Sold Date **27-Feb-26**

Distance

0km



**116/31 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

\$780,000

Sold Date **14-Jan-26**

Distance

1.07km



**102/231 NAPIER STREET FITZROY
VIC 3065**

2 1 -

Sold Price

\$750,000

Sold Date **20-Feb-26**

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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