

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

501/338 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Aug 2025

to

31 Jul 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

14/78 OXFORD STREET COLLINGWOOD VIC 3066	\$575,000	16-Jul-26
101/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$588,000	23-May-26
1008/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$575,000	23-Jun-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: 31 August 2026



YORKSHIRE
PROPERTY

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14/78 OXFORD STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price

RS

\$575,000

Sold Date

16-Jul-26

Distance

0.67km



101/75 WELLINGTON STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price

\$588,000

Sold Date

23-May-26

Distance

0.89km



1008/68 CAMBRIDGE STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price

\$575,000

Sold Date

23-Jun-26

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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