

## 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

714/338 GORE STREET FITZROY VIC 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Nov 2024

to

31 Oct 2025

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  | -         | 21-Aug-25 |
| 105/6 ROCHESTER STREET FITZROY VIC 3065 | \$775,000 | 06-Aug-25 |
| 404/250 GORE STREET FITZROY VIC 3065    | \$789,900 | 19-Aug-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: 05 November 2025



YORKSHIRE  
PROPERTY

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**505/176 ARGYLE STREET FITZROY** Sold Price  
**VIC 3065**

2 2 1

RS UN  
-

Sold Date **21-Aug-25**

Distance **0.18km**



**105/6 ROCHESTER STREET**  
**FITZROY VIC 3065**

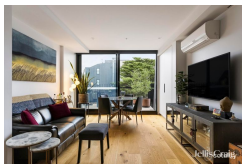
2 1 1

Sold Price

**\$775,000**

Sold Date **06-Aug-25**

Distance **0.23km**



**404/250 GORE STREET FITZROY**  
**VIC 3065**

2 2 1

Sold Price

**\$789,900**

Sold Date **19-Aug-25**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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