

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

105/48 ROSE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,000

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

306/81 ARGYLE STREET FITZROY VIC 3065	\$485,000	12-Jul-24
7/41 KERR STREET FITZROY VIC 3065	\$540,000	21-Mar-25
104/41 KERR STREET FITZROY VIC 3065	\$565,000	11-Feb-24

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: 12 November 2025



**306/81 ARGYLE STREET FITZROY
VIC 3065**

Sold Price

\$485,000

Sold Date

12-Jul-24



1



1



1

Distance

0.17km



**7/41 KERR STREET FITZROY VIC
3065**

Sold Price

\$540,000

Sold Date

21-Mar-25



1



1



1

Distance

0km



**104/41 KERR STREET FITZROY VIC
3065**

Sold Price

\$565,000

Sold Date

11-Feb-24



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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