

# 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 608/245 Queens Parade, Fitzroy North Vic 3068

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$595,000

### Median sale price

Median price \$672,500 Property Type Unit Suburb Fitzroy North

Period - From 01/01/2025 to 31/12/2025 Source REIV

### 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 six 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
1	1004/245 Queens Pde FITZROY NORTH 3068	\$593,000	03/03/2026
2	804/245 Queens Pde FITZROY NORTH 3068	\$600,000	08/12/2025
3			

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 six months.

This Statement of Information was prepared on: 25/03/2026 09:39



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$595,000

**Median Unit Price**

Year ending December 2025: \$672,500

## Comparable Properties

**1004/245 Queens Pde FITZROY NORTH 3068 (REI)**

**Agent Comments**



**Price:** \$593,000

**Method:**

**Date:** 03/03/2026

**Property Type:** Apartment

**804/245 Queens Pde FITZROY NORTH 3068 (VG)**

**Agent Comments**



**Price:** \$600,000

**Method:** Sale

**Date:** 08/12/2025

**Property Type:** Strata Unit/Flat

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 six months.

**Account - Collings Real Estate | P: 03 9486 2000**



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