

# 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

406/245 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

\$340,000

&

\$370,000

### Median sale price\*

Median price

Property Type

Suburb

Fitzroy North

Period - From

to

Source

### 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 | 204/245 Queens Pde FITZROY NORTH 3068 | \$393,000 | 20/04/2026   |
| 2 | 409/245 Queens Pde FITZROY NORTH 3068 | \$360,000 | 22/03/2026   |
| 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:

22/07/2026 08:56

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$340,000 - \$370,000  
No median price available

## Comparable Properties

204/245 Queens Pde FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$393,000  
Method: Sale  
Date: 20/04/2026  
Property Type: Strata Unit/Flat

409/245 Queens Pde FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$360,000  
Method: Sale  
Date: 22/03/2026  
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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