

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	101/229 Smith Street Fitzroy, 3065
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,200,000 & \$1,320,000
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Median sale price

Median price	\$1,710,000	Property Type	UNIT/APARTMENT	Suburb	FITZROY
Period - From	01-Jan-2025	to	31-Dec-2025	Source	Cotality

Comparable property sales

	Address of comparable property	Price	Date of sale
1	124 CECIL STREET FITZROY VIC 3065	\$1,550,000	15-Oct-2025
2	5/241 NAPIER STREET FITZROY VIC 3065	\$1,630,000	06-Sep-2025
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 20-Jan-2026 at 3:10:29 PM AEDT