

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	202/229 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	\$1,265,000 & \$130,000
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Median sale price

Median price	\$762,500	Property Type	APARTMENT	Suburb	FITZROY
Period - From	01-Jan-2025	to	31-Dec-2025	Source	Cotality

Comparable property sales

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	3/79 OXFORD STREET COLLINGWOOD VIC 3066	\$1,140,000	15-Nov-2025
2	4/144 ROSE STREET FITZROY VIC 3065	\$1,010,000	25-Nov-2025
3	402/82 WESTGARTH STREET FITZROY VIC 3065	\$980,000	31-Oct-2025

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