

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

5/10 KERR 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

\$1,245,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Fitzroy

Period-from

01 Mar 2025

to

28 Feb 2026

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

8 GORE STREET FITZROY VIC 3065	\$1,300,000	01-Oct-25
510/11 WELLINGTON STREET COLLINGWOOD VIC 3066	\$1,275,000	06-Feb-26
125-139 RATHDOWNE STREET CARLTON VIC 3053	\$1,285,000	07-Nov-25

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: 10 March 2026