

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 202/377 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$759,000 Property Type Unit Suburb Fitzroy North

Period - From 01/10/2025 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 | 114/392 St Georges Rd FITZROY NORTH 3068 | \$760,000 | 25/11/2025 |
| 2 | 204/377 St Georges Rd FITZROY NORTH 3068 | \$758,000 | 29/10/2025 |
| 3 | 11/392 St Georges Rd FITZROY NORTH 3068 | \$787,500 | 26/09/2025 |

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.~~

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Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

December quarter 2025: \$759,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



114/392 St Georges Rd FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$760,000

Method: Sold Before Auction

Date: 25/11/2025

Property Type: Apartment



204/377 St Georges Rd FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$758,000

Method: Private Sale

Date: 29/10/2025

Property Type: Apartment



11/392 St Georges Rd FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$787,500

Method: Private Sale

Date: 26/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100