

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

153 Gore Street, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$2,344,000

Property Type

House

Suburb

Fitzroy

Period - From

01/01/2026

to

31/03/2026

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	93 Barkly St CARLTON 3053	\$1,175,000	02/04/2026
2	226 Canning St CARLTON NORTH 3054	\$1,200,000	20/01/2026
3	24 Coleman St FITZROY NORTH 3068	\$1,150,000	17/12/2025

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.~~

This Statement of Information was prepared on:

20/04/2026 14:46



Property Type: House
Land Size: 94 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

March quarter 2026: \$2,344,000

Comparable Properties



93 Barkly St CARLTON 3053 (REI)



Price: \$1,175,000
Method: Private Sale
Date: 02/04/2026
Property Type: House (Res)

Agent Comments

108 sqm approx.



226 Canning St CARLTON NORTH 3054 (REI)



Price: \$1,200,000
Method: Private Sale
Date: 20/01/2026
Property Type: House (Res)

Agent Comments

110 sqm approx.



24 Coleman St FITZROY NORTH 3068 (REI/VG)



Price: \$1,150,000
Method: Auction Sale
Date: 17/12/2025
Property Type: House (Res)
Land Size: 112 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100