

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 25/140 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Fitzroy North

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	6/92-94 Easey St COLLINGWOOD 3066	\$905,000	04/12/2025
2	18/682 Nicholson St FITZROY NORTH 3068	\$880,000	03/11/2025
3	5/3 Miller St FITZROY NORTH 3068	\$831,000	31/10/2025

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: 22/04/2026 14:59

Antony Harbor
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2 1 1

Property Type: Apartment/
Townhouse

Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
March quarter 2026: \$695,000

Comparable Properties



6/92-94 Easey St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$905,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



18/682 Nicholson St FITZROY NORTH 3068 (VG)

Agent Comments

2 - -

Price: \$880,000
Method: Sale
Date: 03/11/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



5/3 Miller St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 2 2

Price: \$831,000
Method: Private Sale
Date: 31/10/2025
Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8415 6100