

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

201/69 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$867,000 Property Type Unit Suburb Fitzroy

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	115/2 Hotham St COLLINGWOOD 3066	\$520,000	30/10/2025
2	606/68 Cambridge St COLLINGWOOD 3066	\$530,000	09/10/2025
3	312/2 Hotham St COLLINGWOOD 3066	\$540,000	08/10/2025

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:

24/02/2026 14:25



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$520,000 - \$540,000

Median Unit Price

December quarter 2025: \$867,000

Comparable Properties



115/2 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 1  1  1

Price: \$520,000

Method: Sold Before Auction

Date: 30/10/2025

Property Type: Apartment



606/68 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 1  1  -

Price: \$530,000

Method: Private Sale

Date: 09/10/2025

Property Type: Unit



312/2 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 1  1  1

Price: \$540,000

Method: Private Sale

Date: 08/10/2025

Property Type: Apartment

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423