

# 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

714/338 Gore Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$790,000

### 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	703/338 Gore St FITZROY 3065	\$819,000	21/01/2026
2	107/250 Gore St FITZROY 3065	\$740,000	21/01/2026
3	201/176 Argyle St FITZROY 3065	\$785,000	22/11/2025

**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:

03/02/2026 14:05

David Sanguinedo  
03 8415 6100  
0449 903 346

davidsanguinedo@jellisrcraig.com.au

**Indicative Selling Price**

\$730,000 - \$790,000

**Median Unit Price**

December quarter 2025: \$867,000



2 1 1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**703/338 Gore St FITZROY 3065 (REI)**

Agent Comments

2 1 1

**Price:** \$819,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** Apartment



**107/250 Gore St FITZROY 3065 (REI)**

Agent Comments

2 1 1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 21/01/2026

**Property Type:** Apartment



**201/176 Argyle St FITZROY 3065 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** Apartment

Account - Jellis Craig | P: 03 8415 6100