

## 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

7/150 KERR 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

2/40 STANLEY STREET COLLINGWOOD VIC 3066	\$320,000	20-Aug-25
37/8 ROYAL LANE FITZROY VIC 3065	\$335,000	06-Feb-26
116/44 BRUNSWICK STREET FITZROY VIC 3065	\$340,000	27-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 17 February 2026

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**2/40 STANLEY STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$320,000** Sold Date **20-Aug-25**

Distance **0.67km**



**37/8 ROYAL LANE FITZROY VIC  
3065**

1 1 1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **06-Feb-26**

Distance **0.95km**



**116/44 BRUNSWICK STREET  
FITZROY VIC 3065**

1 1 1

Sold Price **\$340,000** Sold Date **27-Nov-25**

Distance **1.02km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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