

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

102/231 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Single price \$759,000

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	107/250 Gore St FITZROY 3065	\$740,000	21/01/2026
2	201/176 Argyle St FITZROY 3065	\$785,000	22/11/2025
3	104/10 Stanley St COLLINGWOOD 3066	\$625,000	11/11/2025

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:

09/02/2026 08:29



Property Type: Apartment

Agent Comments

Comparable Properties



107/250 Gore St FITZROY 3065 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 21/01/2026

Property Type: Apartment



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

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



104/10 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 11/11/2025

Property Type: Apartment