

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

11/26 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$750,000 & \$800,000

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	25/26 Victoria St FITZROY 3065	\$807,500	13/12/2025
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:

04/02/2026 15:42



Property Type: Flat

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



25/26 Victoria St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$807,500

Method: Private Sale

Date: 13/12/2025

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