

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 3/93 Westgarth Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	516 Rae St FITZROY NORTH 3068	\$1,456,000	28/02/2026
2	17/1 Abbott St ABBOTSFORD 3067	\$1,407,250	14/02/2026
3	320 Fitzroy St FITZROY 3065	\$1,520,000	29/01/2026

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: 04/03/2026 08:50

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

December quarter 2025: \$867,000



 3  2  1

Property Type: Unit

Agent Comments

Comparable Properties



516 Rae St FITZROY NORTH 3068 (REI)

Agent Comments

 3  2  1

Price: \$1,456,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



17/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments

 3  2  1

Price: \$1,407,250

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



320 Fitzroy St FITZROY 3065 (REI)

Agent Comments

 3  2  1

Price: \$1,520,000

Method: Private Sale

Date: 29/01/2026

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8415 6100