

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 59/9 Marion Lane, Fitzroy Vic 3065

Indicative selling price

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

Range between \$700,000 & \$770,000

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	22/635 Drummond St CARLTON NORTH 3054	\$800,000	19/12/2025
2	4/108 Keppel St CARLTON 3053	\$750,000	27/11/2025
3	3/116 Drummond St CARLTON 3053	\$780,000	28/10/2025

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: 24/02/2026 13:17



Property Type: Townhouse

Agent Comments

Comparable Properties



22/635 Drummond St CARLTON NORTH 3054 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 19/12/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

4/108 Keppel St CARLTON 3053 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 27/11/2025

Property Type: Townhouse (Conjoined)



3/116 Drummond St CARLTON 3053 (VG)

Agent Comments



Price: \$780,000

Method: Sale

Date: 28/10/2025

Property Type: Flat/Unit/Apartment (Res)