

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 106/463 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$759,000 Property Type Unit Suburb Fitzroy North

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	502/495 Rathdowne St CARLTON 3053	\$550,000	31/01/2026
2	108/463 Brunswick St FITZROY NORTH 3068	\$515,000	21/01/2026
3	114/4 Bik La FITZROY NORTH 3068	\$545,000	01/12/2025

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: 03/03/2026 17:14



Property Type: Apartment

Agent Comments

Comparable Properties



502/495 Rathdowne St CARLTON 3053 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 31/01/2026

Property Type: Apartment



108/463 Brunswick St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 21/01/2026

Rooms: 5

Property Type: Apartment



114/4 Bik La FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment