

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

1004/245 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$672,500

Property Type Unit

Suburb Fitzroy North

Period - From 01/01/2025

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	502/58 Queens Pde FITZROY NORTH 3068	\$690,000	20/12/2025
2	804/245 Queens Pde FITZROY NORTH 3068	\$600,000	08/12/2025
3			

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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending December 2025: \$672,500

Comparable Properties



502/58 Queens Pde FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 20/12/2025
Property Type: Apartment

804/245 Queens Pde FITZROY NORTH 3068 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 08/12/2025
Property Type: Strata Unit/Flat

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.