

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

1003/245 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price*

Median price

Property Type

Suburb

Fitzroy North

Period - From

to

Source

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	3/34 Groom St CLIFTON HILL 3068	\$1,300,000	21/09/2025
2	103/251 Johnston St ABBOTSFORD 3067	\$1,175,000	24/07/2025
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:

01/10/2025 09:12

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
No median price available

Comparable Properties



3/34 Groom St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 21/09/2025
Property Type: Townhouse (Single)

103/251 Johnston St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,175,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

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.