

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

110/96 CHARLES STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

104/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$450,000	11-Mar-26
108/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$440,000	21-Jan-26
201/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$440,000	22-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 29 April 2026



104/31 NAPOLEON STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price

^{RS}

\$450,000

Sold Date

11-Mar-26

Distance

0.36km



108/31 NAPOLEON STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price

\$440,000

Sold Date

21-Jan-26

Distance

0.36km



201/31 NAPOLEON STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price

Sold Date

22-Jan-26

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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