

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

20/156 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Fitzroy

Period - From 01/04/2026

to

30/06/2026

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	33/115 Oxford St COLLINGWOOD 3066	\$1,715,000	03/07/2026
2	302/166 Gertrude St FITZROY 3065	\$1,653,000	02/07/2026
3	13/165 Rose St FITZROY 3065	\$1,640,000	05/05/2026

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:

08/09/2026 14:47



 3  2  1

Rooms: 4

Property Type: Residential

Warehouse (Res)

Land Size: Strata sqm approx

Agent Comments

Super spacious warehouse conversion offering the option of 2 bedroom plus study/3rd bedroom over 3 levels with outdoor north facing roof deck.

Comparable Properties



33/115 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

 2  2  1

Price: \$1,715,000

Method: Private Sale

Date: 03/07/2026

Property Type: Apartment



302/166 Gertrude St FITZROY 3065 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,653,000

Method: Private Sale

Date: 02/07/2026

Property Type: Apartment

Land Size: 127 sqm approx



13/165 Rose St FITZROY 3065 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,640,000

Method: Private Sale

Date: 05/05/2026

Property Type: Apartment