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	203/160 ARGYLE 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	Unit	Suburb	Fitzroy
Period-from	01 May 2025	to	30 Apr 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
414/338 GORE STREET FITZROY VIC 3065	$510,500	18-Nov-25
201/69-73 VICTORIA STREET FITZROY VIC 3065	$535,000	21-Mar-26
208/48 ROSE STREET FITZROY VIC 3065	$540,000	24-Apr-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: 08 May 2026

GOTHAM PROPERTY

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414/338 GORE STREET FITZROY VIC 3065

1 1 1

Sold Price **$510,500** Sold Date **18-Nov-25**

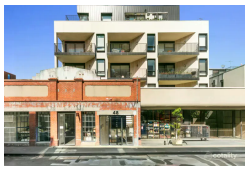
Distance **0.22km**

201/69-73 VICTORIA STREET FITZROY VIC 3065

1 1 1

Sold Price RS **$535,000** UN Sold Date **21-Mar-26**

Distance **0.37km**



208/48 ROSE STREET FITZROY VIC 3065

1 1 1

Sold Price RS **$540,000** Sold Date **24-Apr-26**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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