

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

204/377 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/01/2024

to

31/12/2024

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 | 308/273 Lygon St BRUNSWICK 3056 | \$821,000 | 10/03/2025 |
| 2 | 24/999 Rathdowne St CARLTON NORTH 3054 | \$861,000 | 01/03/2025 |
| 3 | 2/12 Eastment St NORTHCOTE 3070 | \$810,000 | 21/02/2025 |

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:

19/03/2025 10:42



Property Type:
Agent Comments

Indicative Selling Price
\$795,000
Median Unit Price
Year ending December 2024: \$720,000

Comparable Properties



308/273 Lygon St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$821,000
Method: Private Sale
Date: 10/03/2025
Property Type: Apartment



24/999 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$861,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit



2/12 Eastment St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$810,000
Method: Sold Before Auction
Date: 21/02/2025
Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655