

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

298 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,344,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2026

to

31/03/2026

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	309 George St FITZROY 3065	\$2,100,000	27/03/2026
2	44 Fergie St FITZROY NORTH 3068	\$2,325,000	28/03/2026
3	28 Gore St FITZROY 3065	\$2,380,000	28/03/2026

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:

26/05/2026 16:08

Sam Rigopoulos

03 9403 9300

0425 834 583

samrigopoulos@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

March quarter 2026: \$2,344,000



Rooms: 6

Property Type: House

Land Size: 264.841 sqm approx

Agent Comments

Comparable Properties



309 George St FITZROY 3065 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 27/03/2026

Property Type: House



44 Fergie St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$2,325,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 184 sqm approx



28 Gore St FITZROY 3065 (REI)

Agent Comments



Price: \$2,380,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Account - Jellis Craig | P: 03 9403 9300