

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

31/140 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Fitzroy North

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	1/178 Rose St FITZROY 3065	\$830,000	07/08/2026
2	302/8 Keele St COLLINGWOOD 3066	\$850,000	26/06/2026
3	25/140 Queens Pde FITZROY NORTH 3068	\$880,500	19/05/2026

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:

12/08/2026 13:46



Rooms: 4

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



1/178 Rose St FITZROY 3065 (REI)

Agent Comments



Price: \$830,000

Method: Sold Before Auction

Date: 07/08/2026

Property Type: Apartment



302/8 Keele St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 26/06/2026

Property Type: Apartment



25/140 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$880,500

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)