

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

32/21-23 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$380,000

&

\$410,000

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	212/8 Garfield St RICHMOND 3121	\$390,000	09/06/2026
2	1/9 Somerset St RICHMOND 3121	\$405,000	11/05/2026
3	214/6 Mater St COLLINGWOOD 3066	\$400,000	08/05/2026

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:

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Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

June quarter 2026: \$725,000



Property Type: Apartment

Agent Comments

Comparable Properties



212/8 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment



1/9 Somerset St RICHMOND 3121 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 11/05/2026

Property Type: Apartment



214/6 Mater St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 08/05/2026

Property Type: Apartment