

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

403/75 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$805,000

Property Type Unit

Suburb Fitzroy

Period - From 01/07/2025

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	304/181 Cardigan St CARLTON 3053	\$2,050,000	10/06/2026
2	7/110 Gertrude St FITZROY 3065	\$1,980,000	30/05/2026
3	404/181 Cardigan St CARLTON 3053	\$2,060,000	09/04/2026

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:

24/07/2026 10:17

403/75 Argyle Street, Fitzroy Vic 3065



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median Unit Price
Year ending June 2026: \$805,000

Comparable Properties



304/181 Cardigan St CARLTON 3053 (REI)

Agent Comments

 3  2  2

Price: \$2,050,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment



7/110 Gertrude St FITZROY 3065 (REI)

Agent Comments

 2  1  1

Price: \$1,980,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



404/181 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,060,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment
Land Size: 128 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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