

# 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

6/58-62 George Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Fitzroy

Period - From

01/01/2025

to

31/03/2025

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	8/19 Victoria St FITZROY 3065	\$721,000	03/04/2025
2	6/102 Albert St EAST MELBOURNE 3002	\$680,000	28/03/2025
3	405/75 Argyle St FITZROY 3065	\$710,000	09/11/2024

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:

07/05/2025 08:50



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

## Comparable Properties



8/19 Victoria St FITZROY 3065 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$721,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: Apartment



6/102 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$680,000

Method: Private Sale

Date: 28/03/2025

Property Type: Apartment



405/75 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$710,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Unit