

# 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

504/9 Smith 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 \$950,000 & \$1,025,000

### Median sale price

Median price \$867,000 Property Type Unit Suburb Fitzroy

Period - From 01/10/2025 to 31/12/2025 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	203/251 Johnston St ABBOTSFORD 3067	\$1,080,000	20/02/2026
2	205/27 Oxford St COLLINGWOOD 3066	\$1,080,000	26/11/2025
3	402/82 Westgarth St FITZROY 3065	\$980,000	31/10/2025

**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:

16/03/2026 15:04

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**Indicative Selling Price**

\$950,000 - \$1,025,000

**Median Unit Price**

December quarter 2025: \$867,000



 2  2  2

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** Strata sqm approx

Agent Comments

## Comparable Properties



**203/251 Johnston St ABBOTSFORD 3067 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 20/02/2026

**Property Type:** Apartment



**205/27 Oxford St COLLINGWOOD 3066 (REI)**

Agent Comments

 2  2  1

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Apartment



**402/82 Westgarth St FITZROY 3065 (REI)**

Agent Comments

 2  2  1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 31/10/2025

**Property Type:** Apartment

Account - Jellis Craig | P: 03 8415 6100