

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

336 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,402,500 Property Type House 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	34 George St FITZROY 3065	\$1,550,000	17/12/2025
2	315 George St FITZROY 3065	\$1,983,000	04/10/2025
3	47 Charles St FITZROY 3065	\$1,850,000	13/09/2025

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:

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Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

December quarter 2025: \$1,402,500



3 1 0

Property Type: House

Land Size: 123 sqm approx

Agent Comments

Comparable Properties



34 George St FITZROY 3065 (REI)

Agent Comments

3 1 -

Price: \$1,550,000

Method: Auction Sale

Date: 17/12/2025

Property Type: House (Res)



315 George St FITZROY 3065 (REI/VG)

Agent Comments

3 2 -

Price: \$1,983,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 147 sqm approx



47 Charles St FITZROY 3065 (REI/VG)

Agent Comments

3 2 1

Price: \$1,850,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 261 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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