

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

4a Little Smith Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$900,000 & \$990,000

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	3/86 Wellington St COLLINGWOOD 3066	\$985,000	16/02/2026
2	6/92 Easey St COLLINGWOOD 3066	\$905,000	04/12/2025
3	79 Nicholson St ABBOTSFORD 3067	\$935,000	29/11/2025

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:

24/03/2026 08:57



Property Type: Townhouse

Agent Comments

Comparable Properties



3/86 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$985,000

Method: Sold Before Auction

Date: 16/02/2026

Property Type: Townhouse (Res)



6/92 Easey St COLLINGWOOD 3066 (VG)

Agent Comments



Price: \$905,000

Method: Sale

Date: 04/12/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



79 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 29/11/2025

Property Type: Townhouse (Single)