

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

405/81 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$880,000 & \$960,000

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	13/103 Rose St FITZROY 3065	\$915,000	15/11/2025
2	402/82 Westgarth St FITZROY 3065	\$980,000	31/10/2025
3	8/1 Owen St CARLTON 3053	\$925,000	11/10/2025

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:

11/02/2026 17:42



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

December quarter 2025: \$867,000

Comparable Properties



13/103 Rose St FITZROY 3065 (REI/VG)



Agent Comments

Price: \$915,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment



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



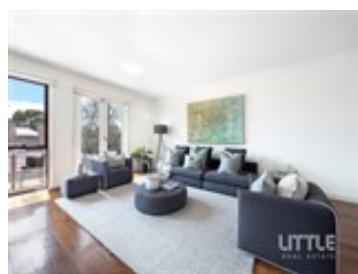
Agent Comments

Price: \$980,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment



8/1 Owen St CARLTON 3053 (REI/VG)



Agent Comments

Price: \$925,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Apartment