

301/58 Queens Parade, Fitzroy North Vic 3068



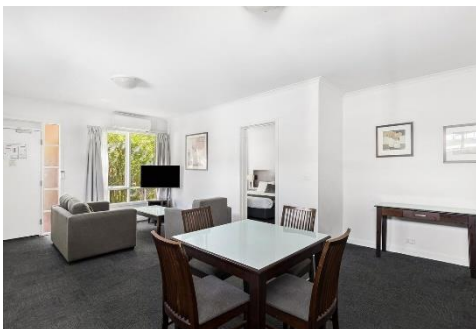
1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$340,000 - \$360,000
Median House Price
 June quarter 2026: \$737,500

Comparable Properties



8/55 Napier Street FITZROY 3065 (REI)

1 Bed 1 Bath 1 Car
Price: \$337,500
Method: Private Sale
Date: 04/06/2026
Property Type: Apartment
Agent Comments: Un-renovated older apartment without balcony



38/4 Royal Lane FITZROY 3065 (REI/VG)

1 Bed 1 Bath 1Car
Price: \$360,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment
Agent Comments: Comfortable condition. Serviced apartment complex



409/245 Queens Parade FITZROY NORTH 3068 (VG)

1 Bed - Bath - Car
Price: \$360,000
Method: Sale
Date: 22/03/2026
Property Type: Strata Unit/Flat
Agent Comments: Similar age and style in larger 15 storey development

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

301/58 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$737,500 Unit x Suburb Fitzroy North

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales

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
8/55 Napier Street FITZROY 3065	\$337,500	04/06/2026
38/4 Royal Lane FITZROY 3065	\$360,000	02/04/2026
409/245 Queens Parade FITZROY NORTH 3068	\$360,000	22/03/2026

This Statement of Information was prepared on:

04/08/2026 11:46