

## 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 41 Gore Street, Fitzroy Vic 3065  
Including suburb and postcode

#### Indicative selling price

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

Range between \$2,550,000 & \$2,800,000

#### 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	259 Fitzroy St FITZROY 3065	\$2,800,000	19/12/2025
2	29 Moor St FITZROY 3065	\$2,820,000	15/11/2025
3	121 George St FITZROY 3065	\$2,705,000	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:

28/01/2026 10:24

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**Indicative Selling Price**

\$2,550,000 - \$2,800,000

**Median House Price**

December quarter 2025: \$1,402,500



**Rooms:** 6

**Property Type:** House - Terrace

**Land Size:** 180 sqm approx

Agent Comments

## Comparable Properties



**259 Fitzroy St FITZROY 3065 (REI/VG)**



**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House (Res)

**Land Size:** 144 sqm approx

Agent Comments



**29 Moor St FITZROY 3065 (REI)**



**Price:** \$2,820,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

Agent Comments



**121 George St FITZROY 3065 (REI/VG)**



**Price:** \$2,705,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 191 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100