

# 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

41 Gore Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



3 1 1

**Rooms:** 6

**Property Type:** House - Terrace

**Land Size:** 180 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

3 2 1

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

**Method:** Private Sale

**Date:** 19/12/2025

**Property Type:** House (Res)

**Land Size:** 144 sqm approx



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

Agent Comments

4 1 2

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

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)



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

Agent Comments

4 2 1

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

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 191 sqm approx

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