

207/160 Argyle Street, Fitzroy Vic 3065



1 Bed 1 Bath - Car

Property Type: Apartment/Unit

Indicative Selling Price

\$400,000 - \$440,000

Median House Price

Year ending September 2025:

\$810,000

Comparable Properties



109/31 Napoleon Street, COLLINGWOOD 3066 (REI)

1 Bed 1 Bath 1 Car

Price: \$435,000

Method: Private Sale

Date: 11/12/2025

Property Type: Apartment

Agent Comments: This property has the following in comparison: Similar location, inferior condition & superior accommodation



504B/3 Brewery Lane, COLLINGWOOD 3066 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$406,000

Method: Private Sale

Date: 20/11/2025

Property Type: Unit

Agent Comments: This property has the following attributes in comparison: Inferior location, Inferior condition & superior accommodation



2/70 Nicholson Street, FITZROY 3065 (VG)

1 Bed - Bath - Car

Price: \$435,000

Method: Sale

Date: 30/10/2025

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

Agent Comments: This property has the following attributes in comparison: Inferior location, inferior size & similar accommodation

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
207/160 Argyle Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$810,000 Unit x Suburb Fitzroy

Period - From 01/10/2024 to 30/09/2025 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
109/31 Napoleon Street, COLLINGWOOD 3066	\$435,000	11/12/2025
504B/3 Brewery Lane, COLLINGWOOD 3066	\$406,000	20/11/2025
2/70 Nicholson Street, FITZROY 3065	\$435,000	30/10/2025

This Statement of Information was prepared on:

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