

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

15/26 VICTORIA STREET FITZROY VIC 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Fitzroy

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

8/1 OWEN STREET CARLTON VIC 3053	\$925,000	11-Oct-25
9/1 OWEN STREET CARLTON VIC 3053	\$850,000	05-Jan-26
25/26 VICTORIA STREET FITZROY VIC 3065	\$807,500	13-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 07 April 2026

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8/1 OWEN STREET CARLTON VIC 3053

Sold Price

\$925,000

Sold Date

11-Oct-25

2

1

2

Distance

0.23km



9/1 OWEN STREET CARLTON VIC 3053

Sold Price

\$850,000

Sold Date

05-Jan-26

2

1

1

Distance

0.23km



25/26 VICTORIA STREET FITZROY VIC 3065

Sold Price

\$807,500

Sold Date

13-Dec-25

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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