

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

202/300 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Fitzroy

Period - From 01/01/2025 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	207/8 Elgin St CARLTON 3053	\$615,000	06/12/2025
2	805B/3 Brewery La COLLINGWOOD 3066	\$640,000	14/11/2025
3	104/10 Stanley St COLLINGWOOD 3066	\$625,000	11/11/2025

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:

02/04/2026 11:58



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Property Type: Strata Unit/Flat
Land Size: 66 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2025: \$835,000

Comparable Properties



207/8 Elgin St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 06/12/2025
Property Type: Apartment



805B/3 Brewery La COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment



104/10 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951