

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$635,000

### Median sale price

Median price \$770,000

Property Type Unit

Suburb Fitzroy

Period - From 01/01/2026

to 31/03/2026

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	303/70 Stanley St COLLINGWOOD 3066	\$672,500	15/04/2026
2	106/8 Elgin St CARLTON 3053	\$680,500	07/04/2026
3	108/82 Canning St CARLTON 3053	\$660,000	16/03/2026

**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:

24/04/2026 15:05



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**  
\$635,000  
**Median Unit Price**  
March quarter 2026: \$770,000

## Comparable Properties



**303/70 Stanley St COLLINGWOOD 3066 (REI)**

Agent Comments

 2    1    1

**Price:** \$672,500  
**Method:** Private Sale  
**Date:** 15/04/2026  
**Property Type:** Apartment



**106/8 Elgin St CARLTON 3053 (REI)**

Agent Comments

 2    2    1

**Price:** \$680,500  
**Method:** Private Sale  
**Date:** 07/04/2026  
**Property Type:** Apartment



**108/82 Canning St CARLTON 3053 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 16/03/2026  
**Property Type:** Apartment

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