

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

205/166 Gertrude Street, Fitzroy Vic 3065

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$811,000

Property Type Unit

Suburb Fitzroy

Period - From 29/07/2025

to

28/07/2026

Source Property Data

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	12/129 Grey St EAST MELBOURNE 3002	\$650,000	02/06/2026
2	9/246 Albert St EAST MELBOURNE 3002	\$640,000	23/02/2026
3	1/223 Napier St FITZROY 3065	\$619,500	17/02/2026

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:

29/07/2026 10:36



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

29/07/2025 - 28/07/2026: \$811,000

Comparable Properties



12/129 Grey St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$650,000

Method: Private Sale

Date: 02/06/2026

Property Type: Apartment



9/246 Albert St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$640,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment



1/223 Napier St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$619,500

Method: Private Sale

Date: 17/02/2026

Property Type: Apartment

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