

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

Single price

\$635,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Fitzroy

Period - From

17/08/2025

to

16/08/2026

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			

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:

17/08/2026 13:14



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$635,000
Median Unit Price
17/08/2025 - 16/08/2026: \$820,000

Comparable Properties



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

Agent Comments

1 1 -

Price: \$650,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment



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

Agent Comments

1 1 -

Price: \$640,000
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

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.