

# 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

201/176 Argyle 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)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$755,000 Property Type Unit Suburb Fitzroy

Period - From 01/07/2025 to 30/09/2025 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 | 505/176 Argyle St FITZROY 3065  | \$755,000 | 20/08/2025   |
| 2 | 107/75 Argyle St FITZROY 3065   | \$765,000 | 25/10/2025   |
| 3 | 105/6 Rochester St FITZROY 3065 | \$775,000 | 06/08/2025   |

**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: 14/11/2025 17:35



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**505/176 Argyle St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$755,000

**Method:** Private Sale

**Date:** 20/08/2025

**Property Type:** Unit



**107/75 Argyle St FITZROY 3065 (REI)**

Agent Comments



**Price:** \$765,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Apartment



**105/6 Rochester St FITZROY 3065 (REI/VG)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 06/08/2025

**Property Type:** Apartment