Statement Of Information

Property Address
802/29 Margaret Street, Rozelle

1. Indicative Selling Price

Expressed as a single price or range. If a range, the upper figure must not exceed the lower by more than 10%.

Single Price Guide

Price Range (if applicable)
$4,500,000 - $4,950,000

2. Suburb Median Price

Suburb
Rozelle

House or Unit
Unit

Median Price
$1,300,000

Period
Apr '25 - Mar '26

Source
Pricefinder

3. Comparable Sales Evidence

Address	Sale Price	Sale Date	Bed	Bath	Car	House or unit
101/112 Elliott Street, Balmain	$3,900,000	17/04/2026	3	2	3	Unit
903/29 Margaret Street, Rozelle	$4,675,000	26/07/2025	3	2	3	Unit
146/5 Wulumay Close, Rozelle	$4,850,000	01/08/2025	3	2	2	Unit

Source
Domain

4. Agent Declaration

Agent Name
Matthew Hayson

License No.
1031251

Signature

Date
10/07/2026