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<br>Including suburb and postcode | 11/392 St Georges Road, Fitzroy North Vic 3068 |

## Indicative selling price

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

Single price $795,000

## Median sale price

Median price $607,750 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2025 to 30/06/2025 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 | 2/136 High St NORTHCOTE 3070 | $827,000 | 25/07/2025 |
| 2 | 6/136 High St NORTHCOTE 3070 | $810,000 | 21/06/2025 |
| 3 | 8/3 Miller St FITZROY NORTH 3068 | $824,000 | 17/05/2025 |

**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: 05/09/2025 11:34

# 11/392 St Georges Road, Fitzroy North Vic 3068

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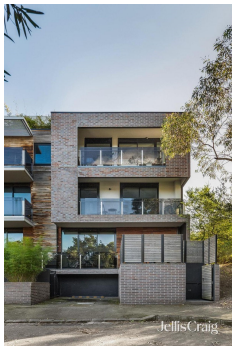


2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$795,000
**Median Unit Price**
June quarter 2025: $607,750

## Comparable Properties



**2/136 High St NORTHCOTE 3070 (REI)**

2 1 1

**Price:** $827,000
**Method:** Sold Before Auction
**Date:** 25/07/2025
**Property Type:** Townhouse (Res)

Agent Comments



**6/136 High St NORTHCOTE 3070 (REI)**

2 1 1

**Price:** $810,000
**Method:** Auction Sale
**Date:** 21/06/2025
**Property Type:** Apartment

Agent Comments



**8/3 Miller St FITZROY NORTH 3068 (REI/VG)**

2 2 2

**Price:** $824,000
**Method:** Auction Sale
**Date:** 17/05/2025
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 03 9403 9300

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