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	9/240 Holden Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $650,000 Property Type Unit Suburb Fitzroy North

Period - From 01/07/2024 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	12/1072 Lygon St CARLTON NORTH 3054	$730,000	10/07/2025
2	76/682 Nicholson St FITZROY NORTH 3068	$730,000	12/05/2025
3	87/682 Nicholson St FITZROY NORTH 3068	$761,000	07/04/2025

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: 12/09/2025 10:23

9/240 Holden Street, Fitzroy North Vic 3068



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
Year ending June 2025: $650,000

Comparable Properties



12/1072 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $730,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: Apartment

Agent Comments



76/682 Nicholson St FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $730,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment

Agent Comments



87/682 Nicholson St FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $761,000
Method: Private Sale
Date: 07/04/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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