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	136 Miller Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,690,000

Median sale price

Median price $1,635,000 Property Type House Suburb Fitzroy North

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	58 Helen St NORTHCOTE 3070	$1,680,000	31/10/2025
2	10 King St FITZROY NORTH 3068	$1,695,000	28/10/2025
3	252 Park St FITZROY NORTH 3068	$1,700,000	18/10/2025

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: 15/11/2025 16:38

136 Miller Street, Fitzroy North Vic 3068

JellisCraig

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



3 1 1

Rooms: 5
Property Type: House
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$1,690,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



58 Helen St NORTHCOTE 3070 (REI)

3 2 -

Price: $1,680,000
Method: Sold Before Auction
Date: 31/10/2025
Property Type: House (Res)

Agent Comments



10 King St FITZROY NORTH 3068 (REI)

3 1 2

Price: $1,695,000
Method: Private Sale
Date: 28/10/2025
Property Type: House (Res)
Land Size: 392 sqm approx

Agent Comments



252 Park St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,700,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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