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	92 Fenwick Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,750,000 Property Type House Suburb Carlton North

Period - From 01/10/2024 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	22 Woodside St FITZROY NORTH 3068	$1,605,000	20/09/2025
2	129 Hotham St COLLINGWOOD 3066	$1,700,000	11/09/2025
3	23 Hutchinson St BRUNSWICK EAST 3057	$1,595,000	09/08/2025

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: 19/11/2025 19:07

92 Fenwick Street, Carlton North Vic 3054

Nelson Alexander



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending September 2025: $1,750,000

Comparable Properties



22 Woodside St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,605,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments



129 Hotham St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $1,700,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 168 sqm approx

Agent Comments



23 Hutchinson St BRUNSWICK EAST 3057 (REI/VG)

2 1 -

Price: $1,595,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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