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	120 Victoria Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,402,500 Property Type House Suburb Fitzroy

Period - From 01/10/2025 to 31/12/2025 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	7 Walker St CLIFTON HILL 3068	$1,681,000	24/10/2025
2	252 Park St FITZROY NORTH 3068	$1,700,000	18/10/2025
3	312 Park St CARLTON NORTH 3054	$1,570,000	01/10/2025

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: 20/01/2026 15:28

120 Victoria Street, Fitzroy Vic 3065

JellisCraig

Charles Atkins
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0405 287 112
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3 2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 176 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2025: $1,402,500

Comparable Properties



7 Walker St CLIFTON HILL 3068 (REI)

3 2 1

Price: $1,681,000
Method: Private Sale
Date: 24/10/2025
Property Type: House

Agent Comments

203 sqm land



252 Park St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,700,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments



312 Park St CARLTON NORTH 3054 (REI/VG)

3 2 1

Price: $1,570,000
Method: Private Sale
Date: 01/10/2025
Property Type: House (Res)
Land Size: 96 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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