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	16/247 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $825,000

Median sale price

Median price $759,000 Property Type Unit Suburb Fitzroy North

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	302/41 Miller St BRUNSWICK EAST 3057	$832,000	12/02/2026
2	46/9-19 Miller St FITZROY NORTH 3068	$820,000	22/11/2025
3	18/682 Nicholson St FITZROY NORTH 3068	$880,000	03/11/2025

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: 31/03/2026 10:11

16/247 Mckean Street, Fitzroy North Vic 3068

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2 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$825,000
Median Unit Price
December quarter 2025: $759,000

Comparable Properties



302/41 Miller St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $832,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

Agent Comments



46/9-19 Miller St FITZROY NORTH 3068 (REI)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment

Agent Comments



18/682 Nicholson St FITZROY NORTH 3068 (VG)

2 - -

Price: $880,000
Method: Sale
Date: 03/11/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

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