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	60B May Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,788,000 Property Type House 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	34 King St FITZROY NORTH 3068	$2,410,000	06/12/2025
2	56 Park St FITZROY NORTH 3068	$2,270,000	25/10/2025
3	13 Jackson St NORTHCOTE 3070	$2,355,000	11/10/2025

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: 04/02/2026 11:50

60B May Street, Fitzroy North Vic 3068

JellisCraig

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4 3 2

Rooms: 5
Property Type: House
Land Size: 225 sqm approx

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
December quarter 2025: $1,788,000

Agent Comments

Contemporary edged residence build in 2011 offering 3 bedroom residence with 2 bathrooms and huge open plan living - additionally enhanced by rear studio with 4 bedroom and double garaging underneath. A rare contemporary offering in an area more typically characterised by period homes

Sales on the Statement Of Information are not directly comparable (due to low volume of similar offerings available) but offer indicative & relevant sales over recent months.

Comparable Properties



34 King St FITZROY NORTH 3068 (REI)

3 2 2

Price: $2,410,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 314 sqm approx

Agent Comments



56 Park St FITZROY NORTH 3068 (REI)

3 2 1

Price: $2,270,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

Agent Comments



13 Jackson St NORTHCOTE 3070 (REI/VG)

4 3 2

Price: $2,355,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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