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	46 Reid Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,595,000

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	1/28 Reid St FITZROY NORTH 3068	$1,590,000	11/02/2026
2	122 Campbell St COLLINGWOOD 3066	$1,665,000	27/01/2026
3	124 Cecil St FITZROY 3065	$1,550,000	13/10/2025

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: 11/03/2026 16:51

46 Reid Street, Fitzroy North Vic 3068

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4 3 2

Rooms: 5
Property Type: House
Land Size: Strata/Townhouse sqm approx

Agent Comments

Indicative Selling Price
$1,595,000
Median House Price
December quarter 2025: $1,788,000

Comparable Properties



1/28 Reid St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,590,000
Method: Private Sale
Date: 11/02/2026
Property Type: House (Res)

Agent Comments



122 Campbell St COLLINGWOOD 3066 (REI/VG)

3 3 1

Price: $1,665,000
Method: Private Sale
Date: 27/01/2026
Property Type: House (Res)
Land Size: 38 sqm approx

Agent Comments



124 Cecil St FITZROY 3065 (REI/VG)

4 2 1

Price: $1,550,000
Method: Private Sale
Date: 13/10/2025
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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