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	12 Best 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 $1,775,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2026 to 30/06/2026 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	298 George St FITZROY 3065	$2,350,000	20/06/2026
2	502 Rathdowne St CARLTON NORTH 3054	$2,400,000	16/05/2026
3	20-22 Batman St FITZROY NORTH 3068	$2,400,000	07/05/2026

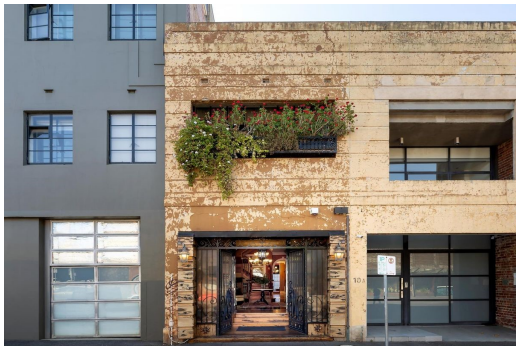
OR

~~**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: 08/09/2026 13:32

12 Best Street, Fitzroy North Vic 3068

Nelson Alexander



4 3 1

Property Type: House
Land Size: 401 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
June quarter 2026: $1,775,000

Comparable Properties



298 George St FITZROY 3065 (REI)

4 1 -

Price: $2,350,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments



502 Rathdowne St CARLTON NORTH 3054 (REI/VG)

4 2 1

Price: $2,400,000
Method: Auction Sale
Date: 16/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 198 sqm approx

Agent Comments



20-22 Batman St FITZROY NORTH 3068 (REI)

4 2 2

Price: $2,400,000
Method: Private Sale
Date: 07/05/2026
Property Type: House
Land Size: 295 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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