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	256 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,900,000 & $2,000,000

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	23 Arnold St PRINCES HILL 3054	$2,065,000	20/02/2026
2	180 Amess St CARLTON NORTH 3054	$2,000,000	22/11/2025
3	452 Station St CARLTON NORTH 3054	$1,960,000	08/11/2025

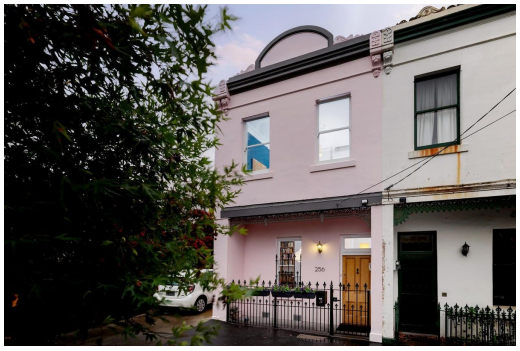
OR

~~**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: 04/03/2026 13:40

256 Rae Street, Fitzroy North Vic 3068

Nelson Alexander



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
December quarter 2025: $1,788,000

Comparable Properties



23 Arnold St PRINCES HILL 3054 (REI)

2 1 1

Price: $2,065,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments



180 Amess St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $2,000,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments



452 Station St CARLTON NORTH 3054 (REI/VG)

2 1 1

Price: $1,960,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE

propertydata .com.au

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