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	346 Rae 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	19 Newry St FITZROY NORTH 3068	$1,417,000	26/03/2026
2	13 Seacombe St FITZROY NORTH 3068	$1,570,000	21/03/2026
3	35 Birkenhead St FITZROY NORTH 3068	$1,550,000	21/03/2026

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: 28/03/2026 13:30

346 Rae Street, Fitzroy North Vic 3068

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2 1 0

Property Type: House

Agent Comments

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

Comparable Properties



19 Newry St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,417,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House

Agent Comments



13 Seacombe St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,570,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)

Agent Comments



35 Birkenhead St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,550,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)

Agent Comments

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