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	258 Park Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,710,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2025 to 31/03/2026 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	140 Barkly St FITZROY NORTH 3068	$1,675,000	02/12/2025
2	474 Canning St CARLTON NORTH 3054	$1,900,000	15/11/2025
3	463 Station St CARLTON NORTH 3054	$1,850,000	07/11/2025

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: 29/04/2026 15:07

258 Park Street, Fitzroy North Vic 3068

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending March 2026: $1,710,000

Comparable Properties



140 Barkly St FITZROY NORTH 3068 (REI/VG)

3 2 2

Price: $1,675,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)

Agent Comments



474 Canning St CARLTON NORTH 3054 (REI/VG)

3 1 -

Price: $1,900,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments



463 Station St CARLTON NORTH 3054 (REI/VG)

3 2 -

Price: $1,850,000
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 156 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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