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	117 Moor Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,725,000 Property Type House Suburb Fitzroy

Period - From 01/07/2025 to 30/09/2025 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	84 Kerr St FITZROY 3065	$1,350,000	17/10/2025
2	46 Westgarth St FITZROY 3065	$1,346,000	13/09/2025
3	412 Napier St FITZROY 3065	$1,400,000	25/06/2025

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: 24/10/2025 13:43

117 Moor Street, Fitzroy Vic 3065

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2 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,725,000

Comparable Properties



84 Kerr St FITZROY 3065 (REI)

2 1 -

Price: $1,350,000
Method: Private Sale
Date: 17/10/2025
Property Type: House

Agent Comments



46 Westgarth St FITZROY 3065 (REI/VG)

2 1 1

Price: $1,346,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 146 sqm approx

Agent Comments



412 Napier St FITZROY 3065 (VG)

2 - -

Price: $1,400,000
Method: Sale
Date: 25/06/2025
Property Type: House - Attached House N.E.C.
Land Size: 149 sqm approx

Agent Comments

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