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: 856 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,360,000 & $1,490,000

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	23 Ethel St BRUNSWICK EAST 3057	$1,425,000	23/05/2026
2	30 George St BRUNSWICK 3056	$1,425,000	07/02/2026
3			

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: 01/06/2026 17:09

856 Nicholson Street, Fitzroy North Vic 3068

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,360,000 - $1,490,000
Median House Price
Year ending March 2026: $1,710,000

Comparable Properties



23 Ethel St BRUNSWICK EAST 3057 (REI)

2 1 1

Agent Comments

Price: $1,425,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 309 sqm approx

30 George St BRUNSWICK 3056 (REI/VG)

2 1 1

Agent Comments

Price: $1,425,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 442 sqm approx

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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