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	232 Napier Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,250,000 & $1,280,000

Median sale price

Median price $1,571,000 Property Type House Suburb Fitzroy

Period - From 15/06/2025 to 14/06/2026 Source Property Data

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	241 George St FITZROY 3065	$1,255,000	06/06/2026
2	25 Vere St COLLINGWOOD 3066	$1,257,000	25/02/2026
3	145 Langridge St COLLINGWOOD 3066	$1,265,000	04/02/2026

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: 15/06/2026 11:54

232 Napier Street, Fitzroy Vic 3065

McGrath

Elliot Kyriakou
03 9877 1277
0425 779 464
elliotkyriakou@mcgrath.com.au



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,250,000 - $1,280,000
Median House Price
15/06/2025 - 14/06/2026: $1,571,000

Comparable Properties



241 George St FITZROY 3065 (REI)

2 1 -

Price: $1,255,000
Method: Auction Sale
Date: 06/06/2026
Property Type: House (Res)

Agent Comments



25 Vere St COLLINGWOOD 3066 (REI/VG)

3 1 -

Price: $1,257,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 129 sqm approx

Agent Comments



145 Langridge St COLLINGWOOD 3066 (REI/VG)

3 1 -

Price: $1,265,000
Method: Private Sale
Date: 04/02/2026
Property Type: House
Land Size: 171 sqm approx

Agent Comments

Account - McGrath Blackburn | P: (03) 8843 0200

REIV THE DIFFERENCE

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