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<br>Including suburb and postcode | 114 Clauscen Street, Fitzroy North Vic 3068 |

## Indicative selling price

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

Range between $1,200,000 & $1,300,000

## Median sale price

Median price $1,680,000 Property Type House Suburb Fitzroy North

Period - From 01/01/2026 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 | 226 Canning St CARLTON NORTH 3054 | $1,200,000 | 20/01/2026 |
| 2 | 652 Station St CARLTON NORTH 3054 | $1,215,000 | 14/03/2026 |
| 3 | 104 Clauscen St FITZROY NORTH 3068 | $1,355,000 | 28/03/2026 |

**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: 21/04/2026 11:48

# 114 Clauscen Street, Fitzroy North Vic 3068

JellisCraig

Lee Muddle
03 8415 6100
0449 130 331
leemuddle@jelliscraig.com.au



2 1 1

**Property Type:** House
**Land Size:** 177 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
March quarter 2026: $1,680,000

## Comparable Properties



**226 Canning St CARLTON NORTH 3054 (REI)**

2 1 1

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 20/01/2026
**Property Type:** House (Res)

Agent Comments



**652 Station St CARLTON NORTH 3054 (REI)**

2 1 1

**Price:** $1,215,000
**Method:** Auction Sale
**Date:** 14/03/2026
**Property Type:** House (Res)

Agent Comments



**104 Clauscen St FITZROY NORTH 3068 (REI)**

3 2 1

**Price:** $1,355,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** House (Res)

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE | propertydata.com.au

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