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	68 Mckean Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,575,000

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	61 Best St FITZROY NORTH 3068	$1,560,000	23/04/2026
2	85 Michael St FITZROY NORTH 3068	$1,650,000	28/02/2026
3	51 Dally St CLIFTON HILL 3068	$1,575,000	27/02/2026

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: 27/05/2026 13:24

68 Mckean Street, Fitzroy North Vic 3068

Michael Amarant
03 8415 6100
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Indicative Selling Price
$1,575,000
Median House Price
March quarter 2026: $1,680,000



3	1	ROW access for potential parking

Rooms: 6
Property Type: House
Land Size: 206 square metres approximately sqm approx

Agent Comments

Edwardian era home in neat presentation. Offering 3 bedrooms, dual living zones, and ROW access - ideal for builder renovator or potential parking.

Vendors Auction Reserve Price - $1,575,000. Wednesday 27th May 2026.

Comparable Properties



61 Best St FITZROY NORTH 3068 (REI)

3 | 1 | -

Price: $1,560,000
Method: Private Sale
Date: 23/04/2026
Property Type: House

Agent Comments

Land approximately 150 square metres



85 Michael St FITZROY NORTH 3068 (REI/VG)

3 | 1 | -

Price: $1,650,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 234 sqm approx

Agent Comments

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51 Dally St CLIFTON HILL 3068 (REI/VG)

3 2 -

Price: $1,575,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 158 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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