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	75 Palmer Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $2,000,000

Median sale price

Median price $2,344,000 Property Type House Suburb Fitzroy

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	278 Wellington St COLLINGWOOD 3066	$1,903,000	21/02/2026
2			
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: 30/04/2026 14:44

75 Palmer Street, Fitzroy Vic 3065

Nelson Alexander



2 2 1

Property Type: House (Res)
Land Size: 163 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000
Median House Price
March quarter 2026: $2,344,000

Comparable Properties



278 Wellington St COLLINGWOOD 3066 (REI/VG)

2 2 2

Price: $1,903,000
Method: Sold Before Auction
Date: 21/02/2026
Property Type: House (Res)
Land Size: 167 sqm approx

Agent Comments

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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