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	59 Condell Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	153 Gore St FITZROY 3065	$1,125,000	16/05/2026
2	22 Westgarth St FITZROY 3065	$1,242,500	18/04/2026
3	52 Victoria St FITZROY 3065	$1,295,000	06/04/2026

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: 28/05/2026 14:46

59 Condell Street, Fitzroy Vic 3065

David Sanguinedo
03 8415 6100
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2 1 0

Property Type: House
Land Size: 129 approx sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2026: $2,344,000

Comparable Properties



153 Gore St FITZROY 3065 (REI)

2 1 -

Price: $1,125,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)

Agent Comments



22 Westgarth St FITZROY 3065 (REI)

2 1 1

Price: $1,242,500
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



52 Victoria St FITZROY 3065 (REI/VG)

2 1 -

Price: $1,295,000
Method: Private Sale
Date: 06/04/2026
Property Type: House (Res)
Land Size: 134 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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