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	2/10 Howe Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $950,000

Median sale price

Median price $737,500 Property Type Unit Suburb Fitzroy North

Period - From 01/04/2026 to 30/06/2026 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	5/156 Rose St FITZROY 3065	$955,000	01/06/2026
2	4/348 Clarke St NORTHCOTE 3070	$950,000	03/05/2026
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: 24/07/2026 12:08

2/10 Howe Street, Fitzroy North Vic 3068

Nelson Alexander



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$950,000
Median Unit Price
June quarter 2026: $737,500

Comparable Properties



5/156 Rose St FITZROY 3065 (REI)

2 1 1

Price: $955,000
Method: Private Sale
Date: 01/06/2026
Property Type: Apartment

Agent Comments

4/348 Clarke St NORTHCOTE 3070 (VG)

2 - -

Price: $950,000
Method: Sale
Date: 03/05/2026
Property Type: Strata Unit/Townhouse - Conjoined

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 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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