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	43 Alexandra Parade, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,775,000 Property Type House 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	93 Princes St CARLTON 3053	$1,150,000	17/03/2026
2	527 Brunswick St FITZROY NORTH 3068	$1,207,500	28/02/2026
3	25 Vere St COLLINGWOOD 3066	$1,257,000	25/02/2026

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: 31/07/2026 15:40

43 Alexandra Parade, Fitzroy North Vic 3068

JellisCraig

Harry Hayburn
03 8415 6100
0499 802 845
harryhayburn@jelliscraig.com.au



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
June quarter 2026: $1,775,000

Comparable Properties



93 Princes St CARLTON 3053 (REI/VG)

4 1 1

Price: $1,150,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 114 sqm approx

Agent Comments



527 Brunswick St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,207,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 173 sqm approx

Agent Comments



25 Vere St COLLINGWOOD 3066 (REI/VG)

3 1 -

Price: $1,257,000
Method: Private Sale
Date: 25/02/2026
Property Type: House
Land Size: 129 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

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