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	12 Pleasance Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,400,000 & $1,500,000

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	61 Best St FITZROY NORTH 3068	$1,560,000	23/04/2026
2	20 Albion St BRUNSWICK EAST 3057	$1,500,000	16/04/2026
3	6 Railway St FITZROY NORTH 3068	$1,445,000	26/03/2026

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: 14/07/2026 11:28

12 Pleasance Street, Fitzroy North Vic 3068

JellisCraig

David Sanguinedo
03 8415 6100
0449 903 346
davidsanguinedo@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 197 approx sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2026: $1,775,000

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



20 Albion St BRUNSWICK EAST 3057 (REI/VG)

3 1 1

Price: $1,500,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 309 sqm approx

Agent Comments



6 Railway St FITZROY NORTH 3068 (REI/VG)

3 2 2

Price: $1,445,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 74 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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