

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

10 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

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	88 Rae St FITZROY NORTH 3068	\$1,200,000	17/06/2026
2	22 Westgarth St FITZROY 3065	\$1,242,500	18/04/2026
3	23 Seacombe St FITZROY NORTH 3068	\$1,242,000	21/03/2026

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:

02/09/2026 10:55

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,775,000



2 1 1

Rooms: 3**Property Type:** House**Land Size:** 119 sqm approx

Agent Comments

The selected comparable sales were chosen based on similarities in land size, build quality, and overall property attributes. While two of these properties currently lack off-street parking, they feature right-of-way (ROW) access that provides the potential to create it. Additionally, the Fitzroy property was included because it features immediate parking; though located on a cut-through street that carries some traffic, it remains significantly quieter than St Georges Road.

Comparable Properties

**88 Rae St FITZROY NORTH 3068 (REI)**

Agent Comments

2 1 -

Price: \$1,200,000**Method:** Private Sale**Date:** 17/06/2026**Property Type:** House (Res)**22 Westgarth St FITZROY 3065 (REI)**

Agent Comments

2 1 1

Price: \$1,242,500**Method:** Auction Sale**Date:** 18/04/2026**Property Type:** House (Res)**23 Seacombe St FITZROY NORTH 3068 (REI)**

Agent Comments

2 1 -

Price: \$1,242,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)