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	3/466 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $950,000 & $1,000,000

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	1/17 John St CLIFTON HILL 3068	$960,000	10/06/2026
2	8 Laura Pl FITZROY NORTH 3068	$936,500	26/05/2026
3	21/466 Nicholson St FITZROY NORTH 3068	$925,000	28/02/2026

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: 10/07/2026 11:34

3/466 Nicholson Street, Fitzroy North Vic 3068

David Ashby
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2 1 1

Property Type: Townhouse (Res)
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median Unit Price
June quarter 2026: $737,500

Comparable Properties



1/17 John St CLIFTON HILL 3068 (REI)

2 1 4

Price: $960,000
Method: Auction Sale
Date: 10/06/2026
Property Type: Townhouse (Res)

Agent Comments



8 Laura Pl FITZROY NORTH 3068 (REI)

2 1 1

Price: $936,500
Method: Private Sale
Date: 26/05/2026
Property Type: Townhouse (Single)

Agent Comments



21/466 Nicholson St FITZROY NORTH 3068 (REI/VG)

2 1 1

Price: $925,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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