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<br>Including suburb and postcode | 10/9-11 York Street, Fitzroy North Vic 3068 |

## Indicative selling price

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

Single price $425,000

## 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 | 2/12 Brennand St FITZROY NORTH 3068 | $435,000 | 08/09/2026 |
| 2 | 10/12 Brennand St FITZROY NORTH 3068 | $420,000 | 29/08/2026 |
| 3 | 6/12 Brennard St FITZROY NORTH 3068 | $410,000 | 28/07/2026 |

**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: 21/09/2026 16:42

# 10/9-11 York Street, Fitzroy North Vic 3068

Dingle Partners
Domenic Zanellini
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**Property Type:**
Agent Comments

**Indicative Selling Price**
$425,000
**Median Unit Price**
June quarter 2026: $737,500

## Comparable Properties



**2/12 Brennand St FITZROY NORTH 3068 (REI)**
1 1 1

**Price:** $435,000
**Method:** Private Sale
**Date:** 08/09/2026
**Property Type:** Apartment

Agent Comments



**10/12 Brennand St FITZROY NORTH 3068 (REI)**
1 1 1

**Price:** $420,000
**Method:** Private Sale
**Date:** 29/08/2026
**Property Type:** Flat

Agent Comments

**6/12 Brennard St FITZROY NORTH 3068 (REI)**
1 1 1

**Price:** $410,000
**Method:** Private Sale
**Date:** 28/07/2026
**Property Type:** Apartment

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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