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	480 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,270,000 & $1,340,000

Median sale price

Median price $1,732,500 Property Type House Suburb Fitzroy

Period - From 01/07/2024 to 30/09/2024 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	14 Alexander St COLLINGWOOD 3066	$1,390,000	10/10/2024
2	29 Ivan St FITZROY NORTH 3068	$1,282,500	05/10/2024
3	22 Birkenhead St FITZROY NORTH 3068	$1,310,000	07/09/2024

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: 31/10/2024 14:02

480 George Street, Fitzroy Vic 3065

Johanna Doherty
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0411 152 106
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3 1 0

Rooms: 4
Property Type: House
Land Size: 137 sqm approx

Indicative Selling Price
$1,270,000 - $1,340,000
Median House Price
September quarter 2024: $1,732,500

Agent Comments

Set beneath a leafy plane-treed canopy, this classic 3 bedroom Victorian superbly merges timeless elegance with urban vitality in one of central Fitzroy's most desirable streets. Behind a charming picket fence profile, a beautifully preserved period interior awaits, where polished floorboards, soaring ceilings and intricate plasterwork capture the essence of a bygone era.

Comparable Properties



14 Alexander St COLLINGWOOD 3066 (REI)

3 1 2

Price: $1,390,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: House (Res)

Agent Comments

Land: 170m2 Note: no parking



29 Ivan St FITZROY NORTH 3068 (REI)

3 1 1

Price: $1,282,500
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

Agent Comments

Land: 168m2



22 Birkenhead St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,310,000
Method: Private Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments

Land: 136m2

Account - Jellis Craig | P: 03 8415 6100

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