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	66 Nicholson Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $3,800,000 & $4,000,000

Median sale price

Median price $1,715,000 Property Type House Suburb Fitzroy

Period - From 01/10/2023 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	41 Little Leveson St NORTH MELBOURNE 3051	$4,000,000	10/10/2024
2	38 Johnston St COLLINGWOOD 3066	$3,990,000	24/06/2024
3	49 Grey St EAST MELBOURNE 3002	$3,750,000	07/06/2024

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: 25/11/2024 09:10

66 Nicholson Street, Fitzroy Vic 3065



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$3,800,000 - $4,000,000
Median House Price
Year ending September 2024: $1,715,000

Comparable Properties



41 Little Leveson St NORTH MELBOURNE 3051 (VG)

3 - -

Price: $4,000,000
Method: Sale
Date: 10/10/2024
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments

38 Johnston St COLLINGWOOD 3066 (VG)

- - -

Price: $3,990,000
Method: Sale
Date: 24/06/2024
Property Type: Retail (Com)
Land Size: 489 sqm approx

Agent Comments



49 Grey St EAST MELBOURNE 3002 (REI/VG)

5 2 2

Price: $3,750,000
Method: Private Sale
Date: 07/06/2024
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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