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	25 Holden Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,530,000 Property Type House Suburb Fitzroy North

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	194 Brunswick Rd BRUNSWICK 3056	$1,665,000	25/05/2024
2			
3			

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: 18/11/2024 16:34

25 Holden Street, Fitzroy North Vic 3068

Cameron Pritchard
03 9387 5888
0408 037 482
cameronpritchard@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 227 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
September quarter 2024: $1,530,000

Comparable Properties



194 Brunswick Rd BRUNSWICK 3056 (REI/VG)

4 2 1

Price: $1,665,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments

This is a two level property on Brunswick Rd (continuation of Holden Street) which isn't far from 25 Holden St, its in Brunswick though, not Fitzroy North. This place had a quirky renovation but similar accommodation. Fitzroy North is a more premium suburb than Brunswick

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.

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