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	30 Coleman Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,540,000 Property Type House Suburb Fitzroy North

Period - From 06/01/2024 to 05/01/2025 Source Property Data

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	13 Hilton St CLIFTON HILL 3068	$850,000	13/12/2024
2	149 Langridge St COLLINGWOOD 3066	$800,000	28/11/2024
3	29 Mater St COLLINGWOOD 3066	$860,000	05/10/2024

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: 06/01/2025 15:03

30 Coleman Street, Fitzroy North Vic 3068

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2 1

Property Type: house

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
06/01/2024 - 05/01/2025: $1,540,000

Comparable Properties



13 Hilton St CLIFTON HILL 3068 (REI)

2 1 -

Price: $850,000
Method: Private Sale
Date: 13/12/2024
Property Type: House

Agent Comments



149 Langridge St COLLINGWOOD 3066 (REI)

2 2 -

Price: $800,000
Method: Private Sale
Date: 28/11/2024
Property Type: House

Agent Comments



29 Mater St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $860,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 153 sqm approx

Agent Comments

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