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	48 Young Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $908,000 Property Type Townhouse Suburb Fitzroy

Period - From 12/02/2024 to 11/02/2025 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	12/10 Kerr St FITZROY 3065	$2,088,888	04/02/2025
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: 12/02/2025 16:58

48 Young Street, Fitzroy Vic 3065

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median Townhouse Price
12/02/2024 - 11/02/2025: $908,000

Comparable Properties



12/10 Kerr St FITZROY 3065 (REI)

3 2 2

Price: $2,088,888
Method: Private Sale
Date: 04/02/2025
Property Type: Townhouse (Single)

Agent Comments

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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