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	8 York Place, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,195,000

Median sale price

Median price $1,432,500 Property Type House Suburb Fitzroy North

Period - From 01/01/2025 to 31/03/2025 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	116 Gold St COLLINGWOOD 3066	$1,200,000	28/03/2025
2	4 Reid St FITZROY NORTH 3068	$1,065,000	15/03/2025
3	3/122 Roseneath St CLIFTON HILL 3068	$1,140,000	23/11/2024

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: 10/04/2025 13:42

8 York Place, Fitzroy North Vic 3068

Nicholas Corby
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,195,000
Median House Price
March quarter 2025: $1,432,500

No OC Fees.

Comparable Properties



116 Gold St COLLINGWOOD 3066 (REI)

4 2 1

Price: $1,200,000
Method: Private Sale
Date: 28/03/2025
Property Type: House

Agent Comments



4 Reid St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,065,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments



3/122 Roseneath St CLIFTON HILL 3068 (REI/VG)

3 2 1

Price: $1,140,000
Method: Private Sale
Date: 23/11/2024
Property Type: Townhouse (Single)

Agent Comments

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