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	376 Napier Street, Fitzroy Vic 3065

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 $1,820,000 Property Type House Suburb Fitzroy

Period - From 01/10/2024 to 31/12/2024 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	352 Rathdowne St CARLTON NORTH 3054	$1,700,000	12/11/2024
2	4 Tait St FITZROY NORTH 3068	$1,605,000	13/09/2024
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: 11/03/2025 16:13

376 Napier Street, Fitzroy Vic 3065

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3 2 0

Property Type: House (Res)
Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2024: $1,820,000

Comparable Properties



352 Rathdowne St CARLTON NORTH 3054 (REI/VG)

3 2 -

Price: $1,700,000
Method: Sold Before Auction
Date: 12/11/2024
Property Type: House (Res)
Land Size: 119 sqm approx

Agent Comments



4 Tait St FITZROY NORTH 3068 (REI/VG)

3 2 -

Price: $1,605,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: House (Res)
Land Size: 148 sqm approx

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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