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	2/18 Hanover Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $868,500 Property Type Unit 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	26 Raphael St ABBOTSFORD 3067	$1,155,000	14/03/2025
2	8/43 Nicholson St ABBOTSFORD 3067	$1,150,000	05/03/2025
3	36c Hotham St COLLINGWOOD 3066	$1,135,000	21/01/2025

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: 01/04/2025 15:14

2/18 Hanover Street, Fitzroy Vic 3065

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3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
December quarter 2024: $868,500

Comparable Properties



26 Raphael St ABBOTSFORD 3067 (REI)

3 2 1

Price: $1,155,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: Townhouse (Res)

Agent Comments



8/43 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 1

Price: $1,150,000
Method: Expression of Interest
Date: 05/03/2025
Property Type: Townhouse (Res)
Land Size: 791 sqm approx

Agent Comments



36c Hotham St COLLINGWOOD 3066 (REI/VG)

3 2 1

Price: $1,135,000
Method: Private Sale
Date: 21/01/2025
Property Type: Townhouse (Single)

Agent Comments

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