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	2/322 St Georges Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $987,500 Property Type Townhouse Suburb Fitzroy North

Period - From 04/04/2024 to 03/04/2025 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	9/10 South Tce CLIFTON HILL 3068	$889,000	02/11/2024
2	6/213 Weston St BRUNSWICK EAST 3057	$881,000	18/12/2024
3	9/1a Campbell Gr NORTHCOTE 3070	$905,000	17/02/2025

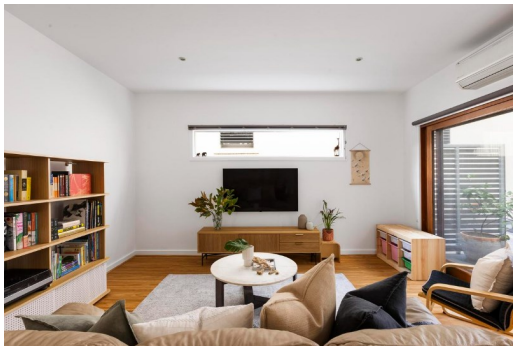
OR

~~**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: 04/04/2025 16:04

2/322 St Georges Road, Fitzroy North Vic 3068

Matthew McIntosh
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2 1 1

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median Townhouse Price
04/04/2024 - 03/04/2025: $987,500

Comparable Properties



9/10 South Tce CLIFTON HILL 3068 (REI/VG)

2 1 1

Price: $889,000
Method: Private Sale
Date: 02/11/2024
Property Type: Townhouse (Res)

Agent Comments



6/213 Weston St BRUNSWICK EAST 3057 (REI/VG)

2 2 1

Price: $881,000
Method: Auction Sale
Date: 18/12/2024
Property Type: Townhouse (Res)

Agent Comments



9/1a Campbell Gr NORTHCOTE 3070 (REI)

2 1 1

Price: $905,000
Method: Sold Before Auction
Date: 17/02/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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