1/672 Nicholson Street, Fitzroy North Vic 3068



2 Bed 2 Bath 1 Car
Property Type:
Flat/Unit/Apartment (Res)
Indicative Selling Price
$850,000 - $900,000
Median House Price
11/04/2024 - 10/04/2025:
$1,000,000

Comparable Properties



15B Bank Street, Brunswick 3056 (REI)

2 Bed 2 Bath 1 Car
Price: $875,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Agent Comments: Comparable size Inferior location Street facing Comparable property



6/213 Weston Street, Brunswick East 3057 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $881,000
Method: Auction Sale
Date: 18/12/2024
Property Type: Townhouse (Res)
Agent Comments: Inferior location Comparable size and style property



21/411 Lygon Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $875,000
Method: Private Sale
Date: 18/11/2024
Property Type: Townhouse (Single)
Agent Comments: Dated property Comparable location Similar size Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	1/672 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,000,000 Townhouse x Suburb Fitzroy North

Period - From 11/04/2024 to 10/04/2025 Source Property Data

Comparable property sales

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
15B Bank Street, Brunswick 3056	$875,000	05/04/2025
6/213 Weston Street, Brunswick East 3057	$881,000	18/12/2024
21/411 Lygon Street Carlton 3053	$875,000	18/11/2024

This Statement of Information was prepared on: 11/04/2025 11:02

This guide must not be taken as legal advice.