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	14 Freeman Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,375,000

Median sale price

Median price $1,525,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2024 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	134 Cecil St FITZROY 3065	$1,362,500	29/03/2025
2	133 Fenwick St CARLTON NORTH 3054	$1,375,000	09/01/2025
3	74 Station St CARLTON 3053	$1,360,000	06/01/2025

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: 26/05/2025 16:02

14 Freeman Street, Fitzroy North Vic 3068

Nelson Alexander



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,375,000
Median House Price
Year ending March 2025: $1,525,000

Comparable Properties



134 Cecil St FITZROY 3065 (REI/VG)

2 1 -

Price: $1,362,500
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 176 sqm approx

Agent Comments



133 Fenwick St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,375,000
Method: Private Sale
Date: 09/01/2025
Property Type: House
Land Size: 165 sqm approx

Agent Comments

74 Station St CARLTON 3053 (VG)

2 - -

Price: $1,360,000
Method: Sale
Date: 06/01/2025
Property Type: House (Res)
Land Size: 167 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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