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	33 Freeman Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,920,000

Median sale price

Median price $1,432,500 Property Type House Suburb Fitzroy North

Period - From 01/01/2025 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	12 Batman St FITZROY NORTH 3068	$1,775,000	30/11/2024
2	507 Station St CARLTON NORTH 3054	$1,820,000	01/03/2025
3	570 Rathdowne St CARLTON NORTH 3054	$1,960,000	10/04/2025

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 14:32

33 Freeman Street, Fitzroy North Vic 3068

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3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,920,000
Median House Price
March quarter 2025: $1,432,500

Comparable Properties



12 Batman St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,775,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 127 sqm approx

Agent Comments



507 Station St CARLTON NORTH 3054 (REI/VG)

3 1 1

Price: $1,820,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 160 sqm approx

Agent Comments



570 Rathdowne St CARLTON NORTH 3054 (REI/VG)

3 2 1

Price: $1,960,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 190 sqm approx

Agent Comments

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