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 May Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $2,500,000 & $2,700,000

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	29 Westgarth St NORTHCOTE 3070	$2,700,000	13/03/2025
2	57 Glenmorgan St BRUNSWICK EAST 3057	$2,850,000	26/02/2025
3	168 Beavers Rd NORTHCOTE 3070	$2,700,000	25/02/2025

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: 01/05/2025 14:24

14 May Street, Fitzroy North Vic 3068

Simon Shrimpton
03 8415 6100
0411 889 577
simonshrimpton@jelliscraig.com.au



3 2 1

Rooms: 5
Property Type: House
Land Size: 475 sqm approx

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
March quarter 2025: $1,432,500

Agent Comments

Superbly maintained and offered for the first time in nearly 30-years, this exceptional solid brick residence c1937 blends original period integrity with perfectly executed renovation and expansion from highly decorated architect Maggie Edmond

Comparable Properties



29 Westgarth St NORTHCOTE 3070 (REI)

4 3 1

Price: $2,700,000
Method: Private Sale
Date: 13/03/2025
Property Type: House

Agent Comments

LAND: 420m2



57 Glenmorgan St BRUNSWICK EAST 3057 (REI/VG)

4 2 2

Price: $2,850,000
Method: Private Sale
Date: 26/02/2025
Property Type: House
Land Size: 422 sqm approx

Agent Comments



168 Beavers Rd NORTHCOTE 3070 (REI/VG)

4 2 2

Price: $2,700,000
Method: Sold Before Auction
Date: 25/02/2025
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

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