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	493 George Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,900,000 & $2,050,000

Median sale price

Median price $1,450,000 Property Type House Suburb Fitzroy

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	41 Ogrady St CLIFTON HILL 3068	$2,127,000	29/03/2025
2	76 Cecil St FITZROY 3065	$2,020,000	22/02/2025
3	624 Canning St CARLTON NORTH 3054	$1,940,000	23/11/2024

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 16:05

493 George Street, Fitzroy Vic 3065

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3 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 179 sqm approx

Indicative Selling Price
$1,900,000 - $2,050,000
Median House Price
March quarter 2025: $1,450,000

Agent Comments

Designed by acclaimed Architects Pleysier Perkins and winner of the HIA's "Designer Award" for residential design, this beautiful block-fronted Edwardian with a superb 3 bedroom layout is an absolute stand out streaming in natural light.

Comparable Properties



41 Ogrady St CLIFTON HILL 3068 (REI)

3 1 1

Price: $2,127,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments



76 Cecil St FITZROY 3065 (REI)

3 2 1

Price: $2,020,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



624 Canning St CARLTON NORTH 3054 (REI)

3 1 1

Price: $1,940,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)

Agent Comments

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