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	22 Greeves Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,050,000

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	83 Moor St FITZROY 3065	$1,110,000	06/05/2025
2	20 Dorrit St CARLTON 3053	$1,013,000	19/03/2025
3	60 Victoria St FITZROY 3065	$1,100,000	23/12/2024

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: 19/05/2025 16:10

22 Greeves Street, Fitzroy Vic 3065

Simon Shrimpton
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simonshrimpton@jelliscraig.com.au



2 1

Rooms: 3
Property Type: House
Land Size: 135 sqm approx

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

Agent Comments

Beyond a classic Hawthorn brick façade on a quietly attractive period street, this virtually untouched Victorian with a single-level 2 bedroom layout and a courtyard garden (rear ROW) has reached that point of opportunity where now's the time to bring vision, bring aspiration, and bring a brilliant architect.

Comparable Properties



83 Moor St FITZROY 3065 (REI)

2 1 -

Price: $1,110,000
Method: Private Sale
Date: 06/05/2025
Property Type: House
Land Size: 120 sqm approx

Agent Comments



20 Dorrit St CARLTON 3053 (REI)

2 1 -

Price: $1,013,000
Method: Private Sale
Date: 19/03/2025
Property Type: House (Res)

Agent Comments

LAND: 89m2



60 Victoria St FITZROY 3065 (REI)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 134 sqm approx

Agent Comments

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