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	615 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $1,850,000

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	33 Freeman St FITZROY NORTH 3068	$1,845,000	01/06/2025
2	253 Station St CARLTON NORTH 3054	$2,000,000	29/05/2025
3	106 Rae St FITZROY NORTH 3068	$1,930,000	04/05/2025

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: 10/06/2025 08:57

615 Brunswick Street, Fitzroy North Vic 3068

Simon Shrimpton
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3 1 1

Rooms: 6
Property Type: House (Res)
Land Size: 131 sqm approx

Indicative Selling Price
$1,850,000
Median House Price
March quarter 2025: $1,432,500

Agent Comments

Directly overlooking the Edinburgh Gardens, this grand balcony terrace superbly unfolds merging period elegance with modern refinement paired with secure parking and city views.

Comparable Properties



33 Freeman St FITZROY NORTH 3068 (REI)

3 2 1

Price: $1,845,000
Method: Private Sale
Date: 01/06/2025
Property Type: House

Agent Comments



253 Station St CARLTON NORTH 3054 (REI)

3 2 -

Price: $2,000,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: House

Agent Comments



106 Rae St FITZROY NORTH 3068 (REI)

3 2 -

Price: $1,930,000
Method: Private Sale
Date: 04/05/2025
Property Type: House

Agent Comments

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