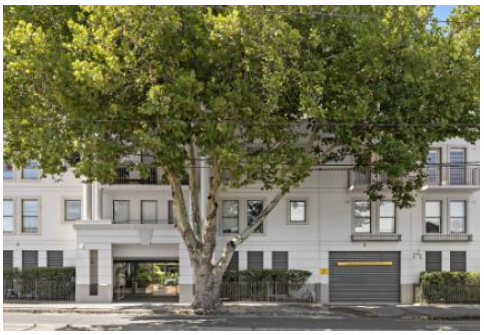
8/16 Nicholson Street, Fitzroy North Vic 3068



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
$670,000 - $710,000
Median House Price
Year ending March 2025: $710,000

Comparable Properties



76/682 Nicholson Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car
Price: $730,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment
Agent Comments: Similar location, inferior condition, same accommodation



23/70-74 Brunswick Road, Brunswick 3056 (REI/VG)

2 Bed 1 Bath 1 Car
Price: $715,000
Method: Private Sale
Date: 24/04/2025
Property Type: Unit
Agent Comments: Inferior location & internal size, same accommodation



207/144 Queens Parade, Fitzroy North 3068 (REI/VG)

2 Bed 2 Bath 1 Car
Price: $685,000
Method: Private Sale
Date: 15/04/2025
Property Type: Apartment
Agent Comments: Inferior location, similar accommodation, smaller internal with additional bathroom

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 8/16 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between: $670,000 & $710,000

Median sale price

Median price: $710,000 Unit: x Suburb: Fitzroy North

Period - From: 01/04/2024 to: 31/03/2025 Source: REIV

Comparable property sales

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
76/682 Nicholson Street, FITZROY NORTH 3068	$730,000	12/05/2025
23/70-74 Brunswick Road, BRUNSWICK 3056	$715,000	24/04/2025
207/144 Queens Parade, FITZROY NORTH 3068	$685,000	15/04/2025

This Statement of Information was prepared on: 02/06/2025 17:54

This guide must not be taken as legal advice.