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	430 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,525,000 Property Type House Suburb Fitzroy North

Period - From 01/04/2024 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	740 Lygon St CARLTON NORTH 3054	$1,010,000	29/03/2025
2	309 Rathdowne st CARLTON 3053	$995,000	22/03/2025
3	30 Coleman St FITZROY NORTH 3068	$991,000	08/02/2025

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: 10/06/2025 13:11

430 Nicholson Street, Fitzroy North Vic 3068

Nelson Alexander



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
Year ending March 2025: $1,525,000

Comparable Properties



740 Lygon St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,010,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments



309 Rathdowne st CARLTON 3053 (REI/VG)

2 1 -

Price: $995,000
Method: Private Sale
Date: 22/03/2025
Property Type: House
Land Size: 110 sqm approx

Agent Comments



30 Coleman St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $991,000
Method: Auction Sale
Date: 08/02/2025
Property Type: House (Res)
Land Size: 111 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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