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	20 Ivan Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,390,000 & $1,450,000

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	36 Fenwick St CARLTON NORTH 3054	$1,462,500	13/05/2025
2	79 Ramsden St CLIFTON HILL 3068	$1,410,000	03/04/2025
3	41 Arnold St PRINCES HILL 3054	$1,425,000	23/02/2025

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 15:33

20 Ivan Street, Fitzroy North Vic 3068

Nelson Alexander



2 1 1

Rooms: 4
Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000 - $1,450,000
Median House Price
Year ending March 2025: $1,525,000

Comparable Properties



36 Fenwick St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,462,500
Method: Sold Before Auction
Date: 13/05/2025
Property Type: House (Res)

Agent Comments



79 Ramsden St CLIFTON HILL 3068 (REI/VG)

2 1 -

Price: $1,410,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House
Land Size: 168 sqm approx

Agent Comments



41 Arnold St PRINCES HILL 3054 (REI/VG)

2 1 1

Price: $1,425,000
Method: Private Sale
Date: 23/02/2025
Property Type: House
Land Size: 148 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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