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	403 Fitzroy Street, Fitzroy Vic 3065

Indicative selling price

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

Single price $1,075,000

Median sale price

Median price $1,790,000 Property Type House Suburb Fitzroy

Period - From 01/04/2025 to 30/06/2025 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	1 Cremorne St FITZROY 3065	$1,022,000	05/07/2025
2	78 Cecil St FITZROY 3065	$1,145,000	21/06/2025
3	83 Moor St FITZROY 3065	$1,110,000	06/05/2025

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: 02/10/2025 16:29

403 Fitzroy Street, Fitzroy Vic 3065

JellisCraig

Michael Amarant
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2 1 0

Rooms: 4
Property Type: House
Land Size: 139 sqm approx

Indicative Selling Price
$1,075,000
Median House Price
June quarter 2025: $1,790,000

Agent Comments

Enchanting Victorian era home offering 2 bedrooms, 2 living zones with potential to improve. Price reduced as at early October - and priced to sell.

Comparable Properties



1 Cremorne St FITZROY 3065 (REI/VG)

2 1 -

Price: $1,022,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 245 sqm approx

Agent Comments



78 Cecil St FITZROY 3065 (REI/VG)

2 1 -

Price: $1,145,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 126 sqm approx

Agent Comments



83 Moor St FITZROY 3065 (REI/VG)

2 1 -

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

Agent Comments

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