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	458 Nicholson Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,490,000 & $1,550,000

Median sale price

Median price $1,830,000 Property Type House Suburb Fitzroy North

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		
2		
3		

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: 19/08/2025 11:10

458 Nicholson Street, Fitzroy North Vic 3068

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



3 2 1

Rooms: 10
Property Type: House
Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price
$1,490,000 - $1,550,000
Median House Price
June quarter 2025: $1,830,000

Comparable Properties

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.

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