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	129 Rose Street, Fitzroy Vic 3065

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	288 Rae St FITZROY NORTH 3068	$1,240,000	17/05/2025
2	155 Faraday St CARLTON 3053	$1,200,000	16/05/2025
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: 27/08/2025 08:54

Nelson Alexander



Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2025: $1,790,000

Comparable Properties



288 Rae St FITZROY NORTH 3068 (REI)

2 | 1 | -

Price: $1,240,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 61 sqm approx

Agent Comments



155 Faraday St CARLTON 3053 (REI/VG)

2 | 1 | 1

Price: $1,200,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: Townhouse (Res)

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

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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