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	35 Egremont Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,635,000 Property Type House Suburb Fitzroy North

Period - From 01/07/2025 to 30/09/2025 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	87 Ogrady St CLIFTON HILL 3068	$2,000,000	13/09/2025
2	20 St David St FITZROY 3065	$2,100,000	23/06/2025
3	215 Argyle St FITZROY 3065	$2,100,000	21/06/2025

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: 14/11/2025 11:27

35 Egremont Street, Fitzroy North Vic 3068

JellisCraig

Rocco Siciliano
03 9403 9300
0408 348 032
roccosiciliano@jelliscraig.com.au



3 2 1

Rooms: 5
Property Type: house
Land Size: 100 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



87 Ogrady St CLIFTON HILL 3068 (REI)

3 2 1

Price: $2,000,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 255 sqm approx

Agent Comments



20 St David St FITZROY 3065 (REI)

5 2 2

Price: $2,100,000
Method: Private Sale
Date: 23/06/2025
Property Type: House (Res)

Agent Comments



215 Argyle St FITZROY 3065 (REI)

3 2 1

Price: $2,100,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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