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	65 Delbridge Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price $2,010,000

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	28 Woodside St FITZROY NORTH 3068	$1,980,000	23/08/2025
2	61 Birkenhead St FITZROY NORTH 3068	$1,850,000	17/04/2025
3	2a Rowe St FITZROY NORTH 3068	$2,000,000	28/03/2025

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: 24/09/2025 09:31

65 Delbridge Street, Fitzroy North Vic 3068

JellisCraig



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,010,000
Median House Price
June quarter 2025: $1,830,000

Comparable Properties



28 Woodside St FITZROY NORTH 3068 (REI/VG)

3 1 -

Price: $1,980,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 180 sqm approx

Agent Comments



61 Birkenhead St FITZROY NORTH 3068 (REI/VG)

3 2 -

Price: $1,850,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 138 sqm approx

Agent Comments



2a Rowe St FITZROY NORTH 3068 (REI/VG)

3 1 1

Price: $2,000,000
Method: Private Sale
Date: 28/03/2025
Property Type: House
Land Size: 212 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata .com.au

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