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	79 Miller Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,300,000 & $1,375,000

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	23 Overend St BRUNSWICK 3056	$1,315,000	17/09/2025
2	167 Richardson St CARLTON NORTH 3054	$1,455,000	10/09/2025
3	82 Lydia St BRUNSWICK 3056	$1,367,000	24/05/2025

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: 06/10/2025 09:30

79 Miller Street, Fitzroy North Vic 3068

JellisCraig

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3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,375,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



23 Overend St BRUNSWICK 3056 (REI)

3 1 -

Price: $1,315,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)

Agent Comments

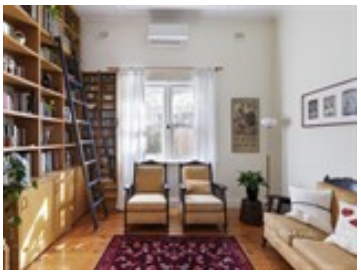


167 Richardson St CARLTON NORTH 3054 (REI)

3 1 1

Price: $1,455,000
Method: Private Sale
Date: 10/09/2025
Property Type: House

Agent Comments



82 Lydia St BRUNSWICK 3056 (REI/VG)

3 1 -

Price: $1,367,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 179 sqm approx

Agent Comments

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