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	37 York Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	662 Lygon St CARLTON NORTH 3054	$1,190,000	06/09/2025
2	78 Cecil St FITZROY 3065	$1,145,000	21/06/2025
3	507 Napier St FITZROY NORTH 3068	$1,280,000	31/05/2025

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: 13/10/2025 16:38

37 York Street, Fitzroy North Vic 3068

Justin Mellar
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2 1 0

Property Type: House
Land Size: 137 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



662 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,190,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 141 sqm approx

Agent Comments



78 Cecil St FITZROY 3065 (REI/VG)

2 1 -

Price: $1,145,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 126 sqm approx

Agent Comments



507 Napier St FITZROY NORTH 3068 (REI/VG)

2 1 -

Price: $1,280,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 122 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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