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	14 Willowbank Road, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,700,000 & $1,850,000

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	14 Rupert St BRUNSWICK EAST 3057	$1,765,000	09/08/2025
2	96 Charles St NORTHCOTE 3070	$1,700,000	19/07/2025
3	49 Kneen St FITZROY NORTH 3068	$1,875,000	05/04/2025

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: 19/09/2025 10:03

14 Willowbank Road, Fitzroy North Vic 3068

JellisCraig

Antony Harbor
8415 6100
0406 585 435
antonyharbor@jelliscraig.com.au



3 1 1

Property Type: house
Land Size: 235sqm sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
June quarter 2025: $1,830,000

Comparable Properties



14 Rupert St BRUNSWICK EAST 3057 (REI)

3 1 2

Price: $1,765,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 465 sqm approx

Agent Comments



96 Charles St NORTHCOTE 3070 (REI)

3 1 1

Price: $1,700,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments



49 Kneen St FITZROY NORTH 3068 (REI/VG)

3 1 1

Price: $1,875,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 337 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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