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	25 St Georges South Rd, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	6 Howe St FITZROY NORTH 3068	$1,105,000	14/10/2025
2	662 Lygon St CARLTON NORTH 3054	$1,190,000	06/09/2025
3	650 Lygon St CARLTON NORTH 3054	$1,160,000	15/08/2025

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: 21/10/2025 10:50

25 St Georges South Rd, Fitzroy North Vic 3068

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2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



6 Howe St FITZROY NORTH 3068 (REI)

2 1 -

Price: $1,105,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: House (Res)

Agent Comments



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



650 Lygon St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,160,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 140 sqm approx

Agent Comments

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