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	38 Alister Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $1,605,000 Property Type House Suburb Fitzroy North

Period - From 01/10/2024 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	96 Woolton Av THORNBURY 3071	$2,184,000	20/10/2025
2	36 White St FITZROY NORTH 3068	$2,270,000	04/10/2025
3	1 Rucker St NORTHCOTE 3070	$2,025,000	24/09/2025

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: 30/10/2025 15:15

38 Alister Street, Fitzroy North Vic 3068

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending September 2025: $1,605,000

Comparable Properties



96 Woolton Av THORNBURY 3071 (REI)

3 1 2

Price: $2,184,000
Method: Private Sale
Date: 20/10/2025
Property Type: House
Land Size: 627 sqm approx

Agent Comments



36 White St FITZROY NORTH 3068 (REI)

3 2 1

Price: $2,270,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)

Agent Comments



1 Rucker St NORTHCOTE 3070 (REI)

3 2 -

Price: $2,025,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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