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	11 Dudley Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $1,620,000 Property Type House Suburb Fitzroy North

Period - From 28/10/2024 to 27/10/2025 Source Property Data

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	126 Miller St FITZROY NORTH 3068	$2,050,000	23/07/2025
2	17 Barkly St FITZROY NORTH 3068	$1,970,000	31/05/2025
3	19 White St FITZROY NORTH 3068	$2,020,000	03/05/2025

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: 28/10/2025 15:41

11 Dudley Street, Fitzroy North Vic 3068

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4 1

Property Type: House (res)
Land Size: 300m2 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
28/10/2024 - 27/10/2025: $1,620,000

Comparable Properties



126 Miller St FITZROY NORTH 3068 (REI)

4 2 2

Price: $2,050,000
Method: Sold Before Auction
Date: 23/07/2025
Property Type: House (Res)

Agent Comments



17 Barkly St FITZROY NORTH 3068 (REI/VG)

4 2 2

Price: $1,970,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 215 sqm approx

Agent Comments



19 White St FITZROY NORTH 3068 (REI/VG)

4 2 2

Price: $2,020,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments

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