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	34 King 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 $1,635,000 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	4 South Cr NORTHCOTE 3070	$1,825,000	15/11/2025
2	9 Apperley St FITZROY NORTH 3068	$1,995,000	19/07/2025
3	210 Clauscen St FITZROY NORTH 3068	$1,945,000	27/06/2025

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: 27/11/2025 16:56

34 King Street, Fitzroy North Vic 3068

David Sanguinedo
03 8415 6100
0449 903 346
davidsanguinedo@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 314 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



4 South Cr NORTHCOTE 3070 (REI)

3 2 1

Price: $1,825,000
Method: Private Sale
Date: 15/11/2025
Property Type: House
Land Size: 343 sqm approx

Agent Comments



9 Apperley St FITZROY NORTH 3068 (REI/VG)

3 2 -

Price: $1,995,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments



210 Clauscen St FITZROY NORTH 3068 (REI/VG)

3 2 1

Price: $1,945,000
Method: Sold Before Auction
Date: 27/06/2025
Property Type: House (Res)
Land Size: 216 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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