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	257 Holden Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,800,000 & $1,900,000

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	28 Woodside St FITZROY NORTH 3068	$1,980,000	23/08/2025
2	210 Clauscen St FITZROY NORTH 3068	$1,945,000	27/06/2025
3	87 Best St FITZROY NORTH 3068	$1,830,000	23/05/2025

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: 13/11/2025 11:30

257 Holden Street, Fitzroy North Vic 3068

JellisCraig

Marcus Kassab
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Rooms: 5
Property Type: House

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
September quarter 2025: $1,635,000

Comparable Properties



28 Woodside St FITZROY NORTH 3068 (REI/VG)

3 1 -

Price: $1,980,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 180 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



87 Best St FITZROY NORTH 3068 (REI)

3 2 -

Price: $1,830,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: House (Res)

Agent Comments

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