

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

9 Apperley Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,432,500

Property Type House

Suburb Fitzroy North

Period - From 01/01/2025

to

31/03/2025

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	87 Best St FITZROY NORTH 3068	\$1,830,000	23/05/2025
2	106 Rae St FITZROY NORTH 3068	\$1,930,000	04/05/2025
3	61 Birkenhead St FITZROY NORTH 3068	\$1,850,000	17/04/2025

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:

05/06/2025 12:44

9 Apperley Street, Fitzroy North Vic 3068

**Jellis
Craig**

Antony Woodley

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

March quarter 2025: \$1,432,500



 4  2  0

Property Type: House Land

Size: 208 approx. sqm

Comparable Properties



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

Land size of 157 m approx.



106 Rae St FITZROY NORTH 3068 (REI)

 3  2  -

Price: \$1,930,000

Method: Private Sale

Date: 04/05/2025

Property Type: House

Agent Comments

Land size of 137 m (approx.)



61 Birkenhead St FITZROY NORTH 3068 (REI)

 3  2  -

Price: \$1,850,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Agent Comments

Land size of 137 m (approx.)

Account - Jellis Craig | P: 03 8415 6100



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