

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

4/210 Miller Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$607,750

Property Type

Unit

Suburb

Fitzroy North

Period - From

01/04/2025

to

30/06/2025

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	3/42 King St FITZROY NORTH 3068	\$1,325,000	19/07/2025
2	20/6 Reid St FITZROY NORTH 3068	\$1,290,000	17/07/2025
3	1044 Drummond St CARLTON NORTH 3054	\$1,270,000	01/03/2025

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:

29/07/2025 14:23

4/210 Miller Street, Fitzroy North Vic 3068

Stephanie Lentini
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 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
June quarter 2025: \$607,750

Comparable Properties



3/42 King St FITZROY NORTH 3068 (REI)

Agent Comments

 3  1  2

Price: \$1,325,000
Method: Sold Before Auction
Date: 19/07/2025
Property Type: Townhouse (Res)
Land Size: 159 sqm approx



20/6 Reid St FITZROY NORTH 3068 (REI)

Agent Comments

 3  2  1

Price: \$1,290,000
Method: Private Sale
Date: 17/07/2025
Property Type: Townhouse (Single)



1044 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments

 3  2  1

Price: \$1,270,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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