

126 Miller Street, Fitzroy North Vic 3068



4 Bed 2 Bath 2 Car

Property Type: House

Indicative Selling Price

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

Median House Price

Year ending December 2024:

\$1,582,500

Comparable Properties



72 Hickford Street, BRUNSWICK EAST 3057 (REI)

3 Bed 2 Bath 2 Car

Price: \$2,010,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Agent Comments: Smaller land size, superior accommodation with double garage.



194 Miller Street, FITZROY NORTH 3068 (REI)

4 Bed 1 Bath 2 Car

Price: \$1,825,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Agent Comments: Located on the same street. Inferior condition.



41 Miller Street, FITZROY NORTH 3068 (REI/VG)

3 Bed 2 Bath - Car

Price: \$1,800,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Agent Comments: Located on the same street. Inferior size. Superior condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

126 Miller 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

\$1,582,500

House

x

Suburb

Fitzroy North

Period - From

01/01/2024

to

31/12/2024

Source

REIV

Comparable property sales

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
72 Hickford Street, BRUNSWICK EAST 3057	\$2,010,000	22/02/2025
194 Miller Street, FITZROY NORTH 3068	\$1,825,000	30/11/2024
41 Miller Street, FITZROY NORTH 3068	\$1,800,000	19/10/2024

This Statement of Information was prepared on:

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