

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

98 Delbridge 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

\$1,511,500

Property Type

House

Suburb

Fitzroy North

Period - From

09/01/2025

to

08/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
507 Napier Street Fitzroy North VIC 3068	\$1,280,000	31/05/2025
28 Rae Street Fitzroy North VIC 3068	\$1,275,000	31/03/2025
31 Coleman Street Fitzroy North VIC 3068	\$1,259,000	18/03/2025

This Statement of Information was prepared on:

09/07/2025