

## 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

25/682 Nicholson Street, Fitzroy North, 3068

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$648,000.00

&amp;

\$710,000.00

**Median sale price**

Median price

\$715,000.00

Property type

Unit/Apartment

Suburb

FITZROY NORTH

Period

-  
From

Jul 2024

to

Jun 2025

Source

Corelogic

**Comparable property sales**

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: Thursday 10th July 2025