

33/86 Queens Parade, Fitzroy North Vic 3068



2 Bed 1 Bath 2 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

Year ending March 2025: \$710,000

Comparable Properties



404/58 Queens Parade, FITZROY NORTH 3068 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$655,000

Method: Private Sale

Date: 01/05/2025

Property Type: Apartment

Agent Comments: Similar size, similar location, similar condition.



207/144 Queens Parade, FITZROY NORTH 3068 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$685,000

Method: Private Sale

Date: 15/04/2025

Property Type: 15/04/2025

Agent Comments: Similar size, similar location, similar condition.



105/58 Queens Parade, FITZROY NORTH 3068 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$645,000

Method: : Private Sale

Date: 28/01/2025

Property Type: Apartment

Agent Comments: Similar size, similar location, similar 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

33/86 Queens Parade, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$710,000 Unit x Suburb Fitzroy North

Period - From 01/04/2024 to 31/03/2025 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
404/58 Queens Parade, FITZROY NORTH 3068	\$655,000	01/05/2025
207/144 Queens Parade, FITZROY NORTH 3068	\$685,000	15/04/2025
105/58 Queens Parade, FITZROY NORTH 3068	\$645,000	28/01/2025

This Statement of Information was prepared on:

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