#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

| Address              | 22/9-19 Miller Street, Fitzroy North Vic 3068 |
|----------------------|---|
| Including suburb and | •   |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

| Range between \$700,000 | & | \$750,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$650,000  | Pro | perty Type | Jnit |        | Suburb | Fitzroy North |
|---------------|------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/07/2024 | 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

| 7,01 | aress of comparable property           | 1 1100    | Date of Sale |
|------|--|-----------|--------------|
| 1    | 8/16 Nicholson St FITZROY NORTH 3068   | \$719,000 | 01/07/2025   |
| 2    | 76/682 Nicholson St FITZROY NORTH 3068 | \$730,000 | 12/05/2025   |
| 3    | 87/682 Nicholson St FITZROY NORTH 3068 | \$761,000 | 07/04/2025   |

#### 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: | 09/07/2025 11:54 |
|--|------------------|

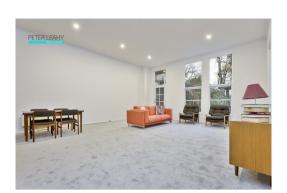


Date of sale



Peter Leahy 03 9350 5588 0402 10 11 12 peter@peterleahy.com.au

**Indicative Selling Price** \$700,000 - \$750,000 **Median Unit Price** Year ending June 2025: \$650,000



Rooms: 3

Property Type: Apartment

**Agent Comments** 

## Comparable Properties



8/16 Nicholson St FITZROY NORTH 3068 (REI)

Price: \$719,000 Method: Private Sale Date: 01/07/2025 Property Type: Unit

**Agent Comments** 



76/682 Nicholson St FITZROY NORTH 3068 (REI)

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**Agent Comments** 

Price: \$730,000 Method: Private Sale Date: 12/05/2025

Property Type: Apartment



87/682 Nicholson St FITZROY NORTH 3068 (REI)





Price: \$761,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment

**Agent Comments** 

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



