

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

22/9-19 Miller Street, Fitzroy North Vic 3068

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

Property Type

Unit

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	Price	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

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



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



8/16 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

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



76/682 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

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



87/682 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 1

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

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