

33/86 Queens Parade, Fitzroy North Vic 3068



2 Bed 1 Bath 2 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$710,000

Median House Price

Year ending June 2025: \$650,000

Comparable Properties



109/118 Vere Street, ABBOTSFORD 3067 (REI)

2 Bed 2 Bath 1 Car

Price: \$720,000

Method: Private Sale

Date: 19/07/2025

Property Type: Apartment

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



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, superior condition, similar location.



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, superior condition, similar location.

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

Single price

\$710,000

Median sale price

Median price

\$650,000

Unit

x

Suburb

Fitzroy North

Period - From

01/07/2024

to

31/06/2025

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
109/118 Vere Street, ABBOTSFORD 3067	\$720,000	19/07/2025
404/58 Queens Parade, FITZROY NORTH 3068	\$655,000	01/05/2025
207/144 Queens Parade, FITZROY NORTH 3068	\$685,000	15/04/2025

This Statement of Information was prepared on:

27/07/2025 09:23