

# 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

3a Delbridge Street, Fitzroy North Vic 3068

### Indicative selling price

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

Single price

\$1,425,000

### Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Fitzroy North

Period - From

01/04/2024

to

31/03/2025

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	5/497 Napier St FITZROY NORTH 3068	\$1,475,000	05/04/2025
2	8/8 Trenerry Cr ABBOTSFORD 3067	\$1,455,000	22/03/2025
3			

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:

09/04/2025 16:37



3 2 2

Property Type: Townhouse  
(Single)

Agent Comments

## Comparable Properties



5/497 Napier St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 2

Price: \$1,475,000  
Method: Auction Sale  
Date: 05/04/2025  
Property Type: House (Res)



8/8 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$1,455,000  
Method: Auction Sale  
Date: 22/03/2025  
Property Type: Apartment

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.