Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Single price \$1,425,000

Median sale price

Median price	\$1,525,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale



Antony Harbor 8415 6100 0406 585 435 antonyharbor@jelliscraig.com.au

Indicative Selling Price \$1,425,000 Median House Price Year ending March 2025: \$1,525,000

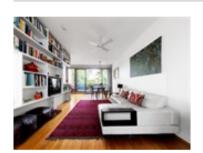


Property Type: Townhouse

Agent Comments

(Single)

Comparable Properties



5/497 Napier St FITZROY NORTH 3068 (REI)

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Price: \$1,475,000 **Method:** Auction Sale **Date:** 05/04/2025

Property Type: House (Res)

Agent Comments



8/8 Trenerry Cr ABBOTSFORD 3067 (REI)

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Agent Comments

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.

Account - Jellis Craig | P: 03 8415 6100



