

26 Apperley Street, Fitzroy North Vic 3068



3 Bed 1 Bath - Car

Property Type: House

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2025:

\$1,525,000

Comparable Properties



322 Amess St BRUNSWICK EAST 3057 (REI)

3 Bed 1 Bath - Car

Price: \$1,435,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Agent Comments: Weatherboard in similar condition.



459 Rae St FITZROY NORTH 3068 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,450,000

Method: Private Sale

Date: 20/03/2025

Property Type: House

Agent Comments: Refurbished.



568 Park St PRINCES HILL 3054 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,510,000

Method: Private Sale

Date: 08/02/2025

Property Type: House

Agent Comments: Unrenovated brick Edwardian.

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

26 Apperley Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,525,000 House x Suburb Fitzroy North

Period - From 01/04/2024 to 31/03/2025 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 |
|---------------------------------------|-------------|--------------|
| 322 Amess Street, BRUNSWICK EAST 3057 | \$1,435,000 | 31/05/2025 |
| 459 Rae Street, FITZROY NORTH 3068 | \$1,450,000 | 20/03/2025 |
| 568 Park Street, PRINCES HILL 3054 | \$1,510,000 | 08/02/2025 |

This Statement of Information was prepared on:

12/06/2025 14:12