

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

519 Brunswick Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,830,000

Property Type House

Suburb Fitzroy North

Period - From 01/04/2025

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	467 Nicholson St CARLTON NORTH 3054	\$1,650,000	25/07/2025
2	787 Rathdowne St CARLTON NORTH 3054	\$1,540,000	11/06/2025
3	617 Brunswick St FITZROY NORTH 3068	\$1,720,000	01/03/2025

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:

07/08/2025 09:55



 4  2  1

Rooms: 8

Property Type: House

Land Size: 172 sqm approx

Agent Comments

Comparable Properties



467 Nicholson St CARLTON NORTH 3054 (REI)

Agent Comments

 5  2  1

Price: \$1,650,000

Method: Sold Before Auction

Date: 25/07/2025

Property Type: House



787 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments

 2  2  1

Price: \$1,540,000

Method: Private Sale

Date: 11/06/2025

Property Type: House



617 Brunswick St FITZROY NORTH 3068 (REI/VG)

Agent Comments

 4  1  -

Price: \$1,720,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 131 sqm approx