Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 74 Alexandra Parade, Fitzroy Vic 3065

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	344

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,350,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $1,350,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,627,500 Property type: House Suburb: Fitzroy

Period: from 01/07/2025 to 30/06/2026 Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	136-138 Park St FITZROY NORTH 3068		
Sale price	$1,350,000	Date of sale	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	1	1	N/A	311

Comparable property 2

Address	16 Brunswick Rd BRUNSWICK EAST 3057		
Sale price	$1,300,000	Date of sale	25/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	1	1	N/A	301

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Limited directly comparable sales are available, given the property’s unique combination of substantial land, generous accommodation and rare off-street parking. Recent Fitzroy sales vary considerably in land size, condition and overall offering, resulting in few genuinely like-for-like comparisons.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f9a86f0c7edf420edfa577e031a9ab53

74 Alexandra Parade, Fitzroy Vic 3065

Nelson Alexander



4 2 2

Property Type: House
Land Size: 344 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
Year ending June 2026: $1,627,500

Comparable Properties



136-138 Park St FITZROY NORTH 3068 (REI)

4 1 1

Price: $1,350,000
Method: Sold Before Auction
Date: 30/07/2026
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments



16 Brunswick Rd BRUNSWICK EAST 3057 (REI)

4 1 1

Price: $1,300,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 301 sqm approx

Agent Comments

Limited directly comparable sales are available, given the property's unique combination of substantial land, generous accommodation and rare off-street parking. Recent Fitzroy sales vary considerably in land size, condition and overall offering, resulting in few genuinely like-for-like comparisons.

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