

# 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

458 Nicholson 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)

Range between \$1,650,000

&

\$1,800,000

### 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 | 534 Nicholson St FITZROY NORTH 3068 | \$1,850,000 | 13/06/2025   |
| 2 | 10 White St FITZROY NORTH 3068      | \$1,840,000 | 22/03/2025   |
| 3 | 3 White St FITZROY NORTH 3068       | \$1,750,000 | 22/02/2025   |

**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:

13/08/2025 08:00



3 2 1

Rooms: 8

Property Type: House

Land Size: 359 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,800,000

**Median House Price**

June quarter 2025: \$1,830,000

## Comparable Properties



534 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments

4 1 2

Price: \$1,850,000

Method: Private Sale

Date: 13/06/2025

Property Type: House

Land Size: 444 sqm approx



10 White St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 -

Price: \$1,840,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 231 sqm approx



3 White St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 1 -

Price: \$1,750,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 342 sqm approx