

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

18 MacRobertsons Close, Fitzroy Vic 3065

Indicative selling price

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

Range between

\$1,500,000

&

\$1,580,000

Median sale price

Median price

\$893,500

Property Type

Townhouse

Suburb

Fitzroy

Period - From

29/03/2024

to

28/03/2025

Source

Property Data

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	71 Taplin St FITZROY NORTH 3068	\$1,500,000	22/03/2025
2	385 Rae St FITZROY NORTH 3068	\$1,625,000	19/10/2024
3	1/18 Hanover St FITZROY 3065	\$1,560,000	20/07/2024

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:

29/03/2025 13:42



3 2 1

Property Type: Residential
Warehouse (Res)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,580,000

Median Townhouse Price

29/03/2024 - 28/03/2025: \$893,500

Comparable Properties



71 Taplin St FITZROY NORTH 3068 (REI)

Agent Comments

3 2 1

Price: \$1,500,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)

Land Size: 104 sqm approx



385 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$1,625,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)

Land Size: 162 sqm approx



1/18 Hanover St FITZROY 3065 (REI/VG)

Agent Comments

3 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)