

# 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

32 Victoria Street, Fitzroy Vic 3065

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,775,000 Property Type House Suburb Fitzroy

Period - From 01/01/2024 to 31/12/2024 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	30 Coleman St FITZROY NORTH 3068	\$991,000	08/02/2025
2	120 Palmerston St CARLTON 3053	\$950,000	14/12/2024
3	6 Rutland St CLIFTON HILL 3068	\$935,000	27/11/2024

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:

04/03/2025 15:51



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Property Type: House  
Agent Comments

Indicative Selling Price  
\$900,000 - \$990,000  
Median House Price  
Year ending December 2024: \$1,775,000

Comparable Properties



30 Coleman St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 -

Price: \$991,000  
Method: Auction Sale  
Date: 08/02/2025  
Property Type: House (Res)



120 Palmerston St CARLTON 3053 (REI/VG)

Agent Comments

2 1 -

Price: \$950,000  
Method: Private Sale  
Date: 14/12/2024  
Property Type: House  
Land Size: 120 sqm approx



6 Rutland St CLIFTON HILL 3068 (REI/VG)

Agent Comments

2 1 -

Price: \$935,000  
Method: Sold Before Auction  
Date: 27/11/2024  
Property Type: House (Res)  
Land Size: 131 sqm approx