

# 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](http://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



 2  
  1  
  2

**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

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



120 Palmerston St CARLTON 3053 (REI/VG)

Agent Comments

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**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

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

Account - VICPROP | P: 03 8888 1011



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