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 18 Macrobertsons Close, Fitzroy Vic 3065 Including suburb and postcode

Indicative selling price

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

Single price \$1,580,000

Median sale price

Median price	\$903,000	Pro	pperty Type Tov	wnhouse		Suburb	Fitzroy
Period - From	11/03/2024	to	10/03/2025	Sou	urce	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

Add	dress of comparable property	Price	Date of sale
1	385 Rae St FITZROY NORTH 3068	\$1,625,000	19/10/2024
2	1/18 Hanover St FITZROY 3065	\$1,560,000	20/07/2024
3	404/48 Rose St FITZROY 3065	\$1,625,000	05/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/03/2025 10:28









Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1.580.000 **Median Townhouse Price** 11/03/2024 - 10/03/2025: \$903,000

Comparable Properties



385 Rae St FITZROY NORTH 3068 (REI/VG)

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Price: \$1,625,000 Method: Auction Sale Date: 19/10/2024

Property Type: Townhouse (Res) Land Size: 162 sqm approx

Agent Comments



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



Agent Comments

Agent Comments

Price: \$1,560,000 Method: Auction Sale Date: 20/07/2024

Property Type: Townhouse (Res)



404/48 Rose St FITZROY 3065 (VG)



Price: \$1,625,000 Method: Sale Date: 05/06/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Account - VICPROP | P: 03 8888 1011





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