

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

Single price

\$1,580,000

Median sale price

Median price

\$903,000

Property Type

Townhouse

Suburb

Fitzroy

Period - From

11/03/2024

to

10/03/2025

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 | 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 comparable properties 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



3
 2
 1

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)

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)



404/48 Rose St FITZROY 3065 (VG)

Agent Comments

3
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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