

150 Holden Street, Fitzroy North Vic 3068



2 Bed 1 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending December 2024:
 \$1,582,500

Comparable Properties



13 Hilton Street, Clifton Hill 3068 (REI)

2 Bed 1 Bath - Car
Price: \$850,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Agent Comments: Similar size, superior condition, superior location



22 Wright Street, Clifton Hill 3068 (VG)

2 Bed 1 Bath - Car
Price: \$850,000
Method: Sale
Date: 06/12/2024
Property Type: House - Attached House N.E.C.
Land Size: 260 sqm approx
Agent Comments: Similar condition, superior location



26 Coleman Street, Fitzroy North 3068 (RE/VG)

3 Bed 1 Bath - Car
Price: \$885,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 114 sqm approx
Agent Comments: Similar condition, superior location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

150 Holden Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,582,500 House x Suburb Fitzroy North

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales

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
13 Hilton Street, CLIFTON HILL 3068	\$850,000	13/12/2024
22 Wright Street, CLIFTON HILL 3068	\$850,000	06/12/2024
26 Coleman Street, FITZROY NORTH 3068	\$885,000	23/11/2024

This Statement of Information was prepared on:

28/01/2025 20:40