

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

28 Rae Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,508,000 Property Type House Suburb Fitzroy North

Period - From 01/10/2024 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	179 Rae St FITZROY NORTH 3068	\$1,190,000	07/12/2024
2	78 Newry St CARLTON NORTH 3054	\$1,236,000	22/02/2025
3	130 Clausen St FITZROY NORTH 3068	\$1,306,500	24/01/2025

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:

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Property Type: House (Res)

Land Size: 105 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

December quarter 2024: \$1,508,000

Comparable Properties



179 Rae St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 -

Price: \$1,190,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 95 sqm approx



78 Newry St CARLTON NORTH 3054 (REI)

Agent Comments

2 1 -

Price: \$1,236,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)



130 Clausen St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 -

Price: \$1,306,500

Method: Sold Before Auction

Date: 24/01/2025

Property Type: House

Land Size: 152 sqm approx