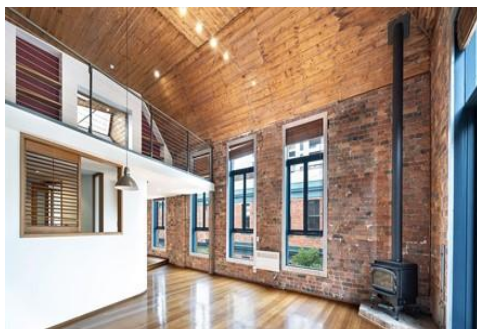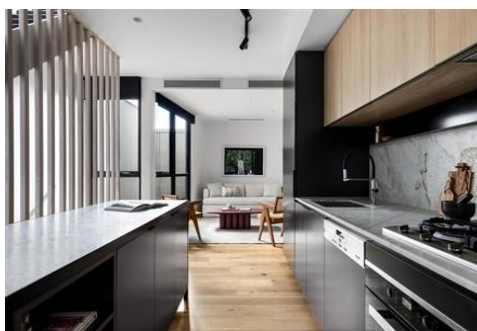# 71 Taplin Street, Fitzroy North Vic 3068

3 Bed 2 Bath 1 Car
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 102.85 sqm approx
Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
Year ending December 2024: $1,582,500

Comparable Properties

213 Argyle Street, Fitzroy 3065 (REI)

3 Bed 2 Bath 1 Car
Price: $1,380,000
Method: Auction Sale
Date: 18/12/2024
Property Type: Townhouse (Res)
Agent Comments: Inferior location, similar condition, similar size

3/122 Roseneath Street, Clifton Hill 3068 (REI)

3 Bed 2 Bath 1 Car
Price: $1,140,000
Method: Private Sale
Date: 23/11/2024
Property Type: Townhouse (Single)
Agent Comments: Inferior location, similar condition, smaller size, owners corp., no street frontage

3/94 Roseneath Street, Clifton Hill 3068 (REI)

3 Bed 2 Bath 2 Car
Price: $1,275,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Townhouse (Res)
Agent Comments: Inferior location, similar condition, similar size

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	71 Taplin Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between $1,350,000 & $1,485,000

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
213 Argyle Street, FITZROY 3065	$1,380,000	18/12/2024
3/122 Roseneath Street, CLIFTON HILL 3068	$1,140,000	23/11/2024
3/94 Roseneath Street, CLIFTON HILL 3068	$1,275,000	16/11/2024

This Statement of Information was prepared on: 11/02/2025 13:30

consumer.vic.gov.au
July 2016   This guide must not be taken as legal advice.

CONSUMER AFFAIRS VICTORIA