

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

203/22 NICHOLSON STREET FITZROY NORTH VIC 3068

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Fitzroy North

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

G2/26 NICHOLSON STREET FITZROY NORTH VIC 3068	\$600,000	04-Nov-24
2/496 BRUNSWICK STREET FITZROY NORTH VIC 3068	\$610,000	05-Feb-25

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 6 months.

This Statement of Information was prepared on: 07 April 2025



**G2/26 NICHOLSON STREET
FITZROY NORTH VIC 3068**

 2  2  1

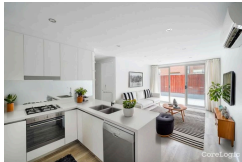
Sold Price

\$600,000

Sold Date **04-Nov-24**

Distance

0km



**2/496 BRUNSWICK STREET
FITZROY NORTH VIC 3068**

 2  2  1

Sold Price

\$610,000

Sold Date **05-Feb-25**

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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