

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

Single price

\$1,275,000

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	31 Coleman St FITZROY NORTH 3068	\$1,259,000	15/03/2025
2	51 Kerr St FITZROY 3065	\$1,270,000	22/03/2025
3	130 Clauscen 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:

27/03/2025 19:46

28 Rae Street, Fitzroy North Vic 3068



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Indicative Selling Price

\$1,275,000

Median House Price

December quarter 2024: \$1,508,000



2 1 0

Property Type: House

Agent Comments

Comparable Properties



31 Coleman St FITZROY NORTH 3068 (REI)

Agent Comments

2 1 -

Price: \$1,259,000

Method: Sold After Auction

Date: 15/03/2025

Property Type: House (Res)



51 Kerr St FITZROY 3065 (REI)

Agent Comments

2 1 -

Price: \$1,270,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)



130 Clauscen 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

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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