

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

11 Dudley Street, Fitzroy North Vic 3068

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Fitzroy North

Period - From 28/10/2024

to

27/10/2025

Source Property Data

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	126 Miller St FITZROY NORTH 3068	\$2,050,000	23/07/2025
2	17 Barkly St FITZROY NORTH 3068	\$1,970,000	31/05/2025
3	19 White St FITZROY NORTH 3068	\$2,020,000	03/05/2025

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:

28/10/2025 15:41



Property Type: House (res)

Land Size: 300m2 sqm approx

Agent Comments

Comparable Properties



126 Miller St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$2,050,000

Method: Sold Before Auction

Date: 23/07/2025

Property Type: House (Res)



17 Barkly St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,970,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 215 sqm approx



19 White St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$2,020,000

Method: Auction Sale

Date: 03/05/2025

Property Type: House (Res)

Land Size: 383 sqm approx