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	11 Dudley Street, Fitzroy North Vic 3068
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,900,000	&	\$2,000,000
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Median sale price

Median price	\$1,620,000	Pro	perty 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

Add	dress 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 comparableproperties 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



JellisCraig

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Indicative Selling Price \$1,900,000 - \$2,000,000 **Median House Price** 28/10/2024 - 27/10/2025: \$1,620,000



Property Type: House (res) Land Size: 300m2 sqm approx

Agent Comments

Comparable Properties



126 Miller St FITZROY NORTH 3068 (REI)

Price: \$2,050,000

Method: Sold Before Auction

Date: 23/07/2025

Property Type: House (Res)

Agent Comments



17 Barkly St FITZROY NORTH 3068 (REI/VG)

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)

Price: \$2,020,000 Method: Auction Sale Date: 03/05/2025

Property Type: House (Res) Land Size: 383 sqm approx **Agent Comments**

Agent Comments

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