

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

161 ALEXANDRA PARADE 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

\$828,000

&

\$910,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,504,000

Property type

House

Suburb

Fitzroy North

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

167 ALEXANDRA PARADE FITZROY NORTH VIC 3068	-	20-Aug-25
384 WELLINGTON STREET COLLINGWOOD VIC 3066	\$825,000	24-May-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.

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**167 ALEXANDRA PARADE
FITZROY NORTH VIC 3068**

2 1 1

Sold Price

RS - UN

Sold Date **20-Aug-25**

Distance **0.02km**



**384 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$825,000

Sold Date **24-May-25**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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