

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

163 Victoria Parade, Fitzroy Vic 3065

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,562,000

Property Type House

Suburb Fitzroy

Period - From 01/01/2025

to

31/12/2025

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	85 Kay St CARLTON 3053	\$2,412,000	06/12/2025
2	66-68 Faraday St CARLTON 3053	\$2,312,000	13/11/2025
3			

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:

14/01/2026 13:40



Property Type: House
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
Year ending December 2025: \$1,562,000

Comparable Properties



85 Kay St CARLTON 3053 (REI)

Agent Comments



Price: \$2,412,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)



66-68 Faraday St CARLTON 3053 (REI)

Agent Comments



Price: \$2,312,000
Method: Sold Before Auction
Date: 13/11/2025
Property Type: House
Land Size: 166 sqm approx

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.