

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

18 MacRobertsons Close, Fitzroy Vic 3065

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$902,500

Property Type Townhouse

Suburb Fitzroy

Period - From 17/07/2024

to 16/07/2025

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	71 Taplin St FITZROY NORTH 3068	\$1,500,000	22/03/2025
2			
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:

17/07/2025 12:18



3 2 1

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,500,000
Median Townhouse Price
17/07/2024 - 16/07/2025: \$902,500

Comparable Properties



71 Taplin St FITZROY NORTH 3068 (REI/VG)

Agent Comments

3 2 1

Price: \$1,500,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)
Land Size: 104 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.