

Statement of Information

Single residential property located in the Melbourne metropolitan area

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 22/682 Nicholson Street, Fitzroy North, 3068

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period
- to Source

Comparable property sales

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
87/682 Nicholson St FITZROY NORTH 3068	\$761,000.00	7/04/2025
15/611 Drummond St CARLTON NORTH 3054	\$750,000.00	3/04/2025
11/1023 Rathdowne St CARLTON NORTH 3054	\$730,000.00	3/03/2025

This Statement of Information was prepared on: