

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

266 Park Street, Fitzroy North Vic 3068

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,605,000

Property Type

House

Suburb

Fitzroy North

Period - From

01/10/2024

to

30/09/2025

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	6 Wimble St NORTHCOTE 3070	\$1,150,000	13/08/2025
2	24 Pitt St CARLTON 3053	\$1,230,000	18/10/2025
3	6 Batman St FITZROY NORTH 3068	\$1,235,000	18/10/2025

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:

17/11/2025 14:22



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Property Type: House
Land Size: 170 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
Year ending September 2025: \$1,605,000

Comparable Properties



6 Wimble St NORTHCOTE 3070 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,150,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 131 sqm approx



24 Pitt St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$1,230,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 122 sqm approx



6 Batman St FITZROY NORTH 3068 (REI)

Agent Comments

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Price: \$1,235,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

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