## 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	67 Fitzgibbon Street, Parkville Vic 3052
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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### Median sale price

Median price	\$1,745,000	Pro	perty Type	House		Suburb	Parkville
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	28 Wilson St PRINCES HILL 3054	\$1,740,000	12/04/2025
2	50 Fitzgibbon St PARKVILLE 3052	\$1,892,000	14/12/2024
3	42 St Georges Rd FITZROY NORTH 3068	\$1,825,000	05/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/04/2025 15:17





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**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price** Year ending March 2025: \$1,745,000



Property Type: Home Land Size: 252 sqm approx

**Agent Comments** 

## Comparable Properties



28 Wilson St PRINCES HILL 3054 (REI)

Price: \$1,740,000 Method: Auction Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 186 sqm approx

**Agent Comments** 



50 Fitzgibbon St PARKVILLE 3052 (REI/VG)

Price: \$1,892,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 252 sqm approx

Agent Comments



42 St Georges Rd FITZROY NORTH 3068 (REI/VG)

**Agent Comments** 

Price: \$1,825,000 Method: Auction Sale Date: 05/12/2024

Property Type: House (Res) Land Size: 200 sqm approx

Account - Jellis Craig | P: 03 8415 6100





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