

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

67 Fitzgibbon Street, Parkville Vic 3052

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,745,000

Property 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	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 comparable properties 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



2 1 1

Property Type: Home

Land Size: 252 sqm approx

Agent Comments

Comparable Properties



28 Wilson St PRINCES HILL 3054 (REI)

Agent Comments

2 1 -

Price: \$1,740,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 186 sqm approx



50 Fitzgibbon St PARKVILLE 3052 (REI/VG)

Agent Comments

3 2 -

Price: \$1,892,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 252 sqm approx



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

Agent Comments

2 1 1

Price: \$1,825,000

Method: Auction Sale

Date: 05/12/2024

Property Type: House (Res)

Land Size: 200 sqm approx